

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

49 May Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,700,000

&

\$2,850,000

### Median sale price

Median price \$2,925,000

Property Type House

Suburb Kew

Period - From 01/07/2022

to 30/06/2023

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	90 Adeney Av KEW 3101	\$2,850,000	14/07/2023
2	2/22 Langham PI HAWTHORN EAST 3123	\$2,770,000	05/04/2023
3	47 May St KEW 3101	\$2,711,000	17/03/2023

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

29/08/2023 13:37



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$2,700,000 - \$2,850,000  
**Median House Price**  
Year ending June 2023: \$2,925,000

## Comparable Properties



**90 Adeney Av KEW 3101 (REI)**

Agent Comments



**Price:** \$2,850,000  
**Method:** Auction Sale  
**Date:** 14/07/2023  
**Property Type:** House (Res)



**2/22 Langham PI HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$2,770,000  
**Method:** Private Sale  
**Date:** 05/04/2023  
**Property Type:** Townhouse (Single)



**47 May St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$2,711,000  
**Method:** Private Sale  
**Date:** 17/03/2023  
**Property Type:** House  
**Land Size:** 274 sqm approx

Account - Marshall White | P: 03 9822 9999