

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

52 Adeney Avenue, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,917,500 Property Type House Suburb Kew

Period - From 01/10/2022 to 30/09/2023 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	20 Valentine Av KEW 3101	\$3,270,000	13/10/2023
2	182 Rathmines Rd HAWTHORN EAST 3123	\$3,255,000	23/11/2023
3	31 Lingwell Rd HAWTHORN EAST 3123	\$3,030,000	18/10/2023

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:

15/12/2023 15:38



 4  2.5  3

Rooms: 12
Property Type: House
Land Size: 358 sqm approx
 Agent Comments

Indicative Selling Price
 \$3,000,000 - \$3,300,000
Median House Price
 Year ending September 2023: \$2,917,500

Comparable Properties



20 Valentine Av KEW 3101 (REI)

Agent Comments

 4  3  2

Price: \$3,270,000
Method: Auction Sale
Date: 13/10/2023
Property Type: House (Res)



182 Rathmines Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 4  2  2

Price: \$3,255,000
Method: Sold Before Auction
Date: 23/11/2023
Property Type: House (Res)
Land Size: 403 sqm approx



31 Lingwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 3  2  1

Price: \$3,030,000
Method: Sold Before Auction
Date: 18/10/2023
Property Type: House (Res)
Land Size: 522 sqm approx

Account - Haughton Stotts | P: 03 9497 1990 | F: 03 9497 4374



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