

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 55 Bennett Parade, Kew East Vic 3102

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,217,500 Property Type House Suburb Kew East

Period - From 01/04/2023 to 31/03/2024 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	11 Woodlands Av KEW EAST 3102	\$2,100,168	20/12/2023
2	17 Violet Gr KEW EAST 3102	\$2,085,000	02/12/2023
3	92 Belford Rd KEW EAST 3102	\$1,951,000	15/05/2024

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.~~

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 3  2  2

Property Type: House (Res)

Land Size: 604 sqm approx

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending March 2024: \$2,217,500

Comparable Properties



11 Woodlands Av KEW EAST 3102 (REI/VG)

Agent Comments

 4  3  2

Price: \$2,100,168

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 697 sqm approx



17 Violet Gr KEW EAST 3102 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,085,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 620 sqm approx



92 Belford Rd KEW EAST 3102 (REI)

Agent Comments

 4  2  2

Price: \$1,951,000

Method: Auction Sale

Date: 15/05/2024

Property Type: House

Land Size: 739 sqm approx