

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 56 Hartwood Street, Kew East Vic 3102

Indicative selling price

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

Range between \$2,350,000 & \$2,550,000

Median sale price

Median price \$2,250,000 Property Type House Suburb Kew East

Period - From 01/10/2023 to 31/12/2023 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	8 Kellett Gr KEW 3101	\$2,600,000	16/03/2024
2	40 Ramsay Av KEW EAST 3102	\$2,375,000	07/02/2024
3	11 Longstaff St KEW NORTH 3102	\$2,350,000	18/12/2023

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: 20/03/2024 16:11



4 2 2

Rooms: 7
Property Type: House
Land Size: 836 sqm approx

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Indicative Selling Price
\$2,350,000 - \$2,550,000
Median House Price
December quarter 2023: \$2,250,000

Comparable Properties



8 Kellett Gr KEW 3101 (REI)

4 2 2

Price: \$2,600,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House
Land Size: 1277 sqm approx

Agent Comments



40 Ramsay Av KEW EAST 3102 (REI)

3 1 2

Price: \$2,375,000
Method: Auction Sale
Date: 07/02/2024
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments

11 Longstaff St KEW NORTH 3102 (VG)

4 - -

Price: \$2,350,000
Method: Sale
Date: 18/12/2023
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments