

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 59 Strathalbyn Street, Kew East Vic 3102

Indicative selling price

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

Range between \$3,500,000 & \$3,750,000

Median sale price

Median price \$2,110,000 Property Type House Suburb Kew East

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	23 Florence Av KEW 3101	\$3,860,000	28/10/2023
2	43 Ramsay Av KEW EAST 3102	\$3,550,000	13/09/2023
3	16 Kitchener St KEW EAST 3102	\$3,550,000	11/08/2023

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: 31/10/2023 16:39



Rooms: 10

Property Type: House

Land Size: 825 sqm approx

Agent Comments

Comparable Properties



23 Florence Av KEW 3101 (REI)

Agent Comments



Price: \$3,860,000

Method: Auction Sale

Date: 28/10/2023

Property Type: House (Res)

Land Size: 873 sqm approx



43 Ramsay Av KEW EAST 3102 (REI)

Agent Comments



Price: \$3,550,000

Method: Private Sale

Date: 13/09/2023

Property Type: House

Land Size: 741 sqm approx



16 Kitchener St KEW EAST 3102 (REI)

Agent Comments



Price: \$3,550,000

Method: Private Sale

Date: 11/08/2023

Property Type: House

Land Size: 697 sqm approx