

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

6 Stoke Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$3,400,000

&

\$3,650,000

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	64 Mount St KEW 3101	\$3,670,000	17/06/2023
2	48 Barrington Av KEW 3101	\$3,435,000	21/06/2023
3			

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:

11/08/2023 12:14



Rooms: 11

Property Type: House

Land Size: 942 sqm approx

Agent Comments

Comparable Properties



64 Mount St KEW 3101 (REI)

Agent Comments



Price: \$3,670,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 853 sqm approx



48 Barrington Av KEW 3101 (REI)

Agent Comments



Price: \$3,435,000

Method: Private Sale

Date: 21/06/2023

Property Type: House (Res)

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.