

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 Younger Court, Kew Vic 3101

Indicative selling price

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

Range between \$1,650,000

&

\$1,780,000

Median sale price

Median price \$2,900,000

Property Type House

Suburb Kew

Period - From 01/04/2023

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	14 Pine St HAWTHORN 3122	\$1,870,000	20/05/2023
2	17 Edgerton St HAWTHORN 3122	\$1,700,000	09/03/2023
3	58 Church St HAWTHORN 3122	\$1,685,000	14/04/2023

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:

04/09/2023 09:22



4
 2
 3

Property Type: House

Indicative Selling Price
 \$1,650,000 - \$1,780,000
Median House Price
 June quarter 2023: \$2,900,000

Comparable Properties



14 Pine St HAWTHORN 3122 (REI/VG)

Agent Comments

3
 2
 1

Price: \$1,870,000
Method: Auction Sale
Date: 20/05/2023
Property Type: House (Res)
Land Size: 344 sqm approx



17 Edgerton St HAWTHORN 3122 (REI/VG)

Agent Comments

2
 2
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Price: \$1,700,000
Method: Private Sale
Date: 09/03/2023
Property Type: House (Res)
Land Size: 215 sqm approx



58 Church St HAWTHORN 3122 (REI/VG)

Agent Comments

3
 3
 2

Price: \$1,685,000
Method: Private Sale
Date: 14/04/2023
Property Type: House
Land Size: 249 sqm approx

Account - Jellis Craig | P: 98305966