

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 7 Mcconchie Avenue, Kew East Vic 3102

Indicative selling price

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

Range between \$2,300,000 & \$2,500,000

Median sale price

Median price \$2,302,500 Property Type House Suburb Kew East

Period - From 01/01/2024 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	84 Gladstone St KEW 3101	\$2,500,000	09/12/2023
2	40 Ramsay Av KEW EAST 3102	\$2,375,000	07/02/2024
3	4 Birdwood St KEW EAST 3102	\$2,230,000	18/03/2024

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.~~

This Statement of Information was prepared on: 07/05/2024 16:58

7 Mcconchie Avenue, Kew East Vic 3102



 4  2  0

Rooms: 6
Property Type: House (Res)
Land Size: 640.116 sqm approx
Agent Comments

Indicative Selling Price
\$2,300,000 - \$2,500,000
Median House Price
March quarter 2024: \$2,302,500

Comparable Properties



84 Gladstone St KEW 3101 (REI/VG)

Agent Comments

 4  2  3

Price: \$2,500,000
Method: Sold Before Auction
Date: 09/12/2023
Property Type: House (Res)
Land Size: 576 sqm approx



40 Ramsay Av KEW EAST 3102 (REI/VG)

Agent Comments

 3  1  2

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



4 Birdwood St KEW EAST 3102 (REI)

Agent Comments

 4  2  2

Price: \$2,230,000
Method: Sold Before Auction
Date: 18/03/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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