

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

70 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,500,000

&

\$1,600,000

Median sale price

Median price \$2,825,000

Property Type House

Suburb Kew

Period - From 01/01/2023

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 Union St KEW 3101	\$1,675,000	17/02/2024
2	66 Melville St HAWTHORN 3122	\$1,620,000	19/03/2024
3	20 Stansell St KEW 3101	\$1,585,000	30/01/2024

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:

05/04/2024 10:57

70 Edgevale Road, Kew Vic 3101



Property Type: House (Res)
Land Size: 164 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,600,000
Median House Price
Year ending December 2023: \$2,825,000

Comparable Properties



8 Union St KEW 3101 (REI)

Agent Comments



Price: \$1,675,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)



66 Melville St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,620,000
Method: Private Sale
Date: 19/03/2024
Property Type: House



20 Stansell St KEW 3101 (REI)

Agent Comments



Price: \$1,585,000
Method: Sold Before Auction
Date: 30/01/2024
Property Type: House (Res)

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



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