

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 Malin Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

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	88 Tennyson St KEW 3101	\$2,285,000	25/10/2023
2	159 Eglinton St KEW 3101	\$2,015,000	11/11/2023
3	6 Tara St HAWTHORN EAST 3123	\$2,002,000	14/10/2023

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:

03/04/2024 12:27



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Property Type: House
Land Size: 344.287 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,000,000 - \$2,200,000
Median House Price
 Year ending December 2023: \$2,825,000

Comparable Properties



88 Tennyson St KEW 3101 (REI/VG)

Agent Comments

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Price: \$2,285,000
Method: Sold Before Auction
Date: 25/10/2023
Property Type: House (Res)
Land Size: 475 sqm approx



159 Eglinton St KEW 3101 (REI/VG)

Agent Comments

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Price: \$2,015,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 456 sqm approx



6 Tara St HAWTHORN EAST 3123 (REI/VG)

Agent Comments

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Price: \$2,002,000
Method: Auction Sale
Date: 14/10/2023
Property Type: House (Res)
Land Size: 260 sqm approx

Account - Marshall White | P: 03 9822 9999