

# 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

8 Beatrice Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,600,000 & \$1,760,000

### Median sale price

Median price \$2,917,500 Property Type House Suburb Kew

Period - From 01/10/2022 to 30/09/2023 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	120 Willsmere Rd KEW 3101	\$1,750,000	23/09/2023
2	8 Belford Rd KEW EAST 3102	\$1,725,000	07/06/2023
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: 10/11/2023 09:37



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**Property Type:**  
**Land Size:** 434 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
Year ending September 2023: \$2,917,500

## Comparable Properties



120 Willsmere Rd KEW 3101 (REI)

**Agent Comments**

3 1 2

**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx



8 Belford Rd KEW EAST 3102 (REI/VG)

**Agent Comments**

3 1 2

**Price:** \$1,725,000  
**Method:** Sold Before Auction  
**Date:** 07/06/2023  
**Property Type:** House (Res)  
**Land Size:** 552 sqm approx

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.

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