

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

843 Glenferrie Road, Kew Vic 3101

Indicative selling price

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

Range between \$3,500,000 & \$3,850,000

Median sale price

Median price \$2,925,000 Property Type House Suburb Kew

Period - From 01/07/2022 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	46 Stawell St KEW 3101	\$3,700,000	21/06/2023
2	64 Mount St KEW 3101	\$3,670,000	17/06/2023
3	8 Coombs Av KEW 3101	\$3,600,000	24/06/2023

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.~~

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Indicative Selling Price

\$3,500,000 - \$3,850,000

Median House Price

Year ending June 2023: \$2,925,000



Property Type: House

Agent Comments

Comparable Properties



46 Stawell St KEW 3101 (REI)

Agent Comments



Price: \$3,700,000

Method: Private Sale

Date: 21/06/2023

Property Type: House (Res)

Land Size: 648 sqm approx



64 Mount St KEW 3101 (REI)

Agent Comments



Price: \$3,670,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 853 sqm approx



8 Coombs Av KEW 3101 (REI)

Agent Comments



Price: \$3,600,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 952 sqm approx

Account - Marshall White | P: 03 9822 9999



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