

# 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 880 Glenferrie Road, 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 \$6,900,000 & \$7,300,000

### Median sale price

Median price \$2,980,000 Property Type House Suburb Kew

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	36 Manningtree Rd HAWTHORN 3122	\$7,250,000	22/03/2024
2	41 Fellows St KEW 3101	\$7,100,000	25/03/2024
3	43 Linda Cr HAWTHORN 3122	\$6,890,000	24/04/2024

**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: 30/04/2024 11:06



 5  3  2

**Property Type:** House  
**Land Size:** 1157 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$6,900,000 - \$7,300,000  
**Median House Price**  
March quarter 2024: \$2,980,000

## Comparable Properties



**36 Manningtree Rd HAWTHORN 3122 (REI)**

**Agent Comments**

 5  4  4

**Price:** \$7,250,000  
**Method:** Sold Before Auction  
**Date:** 22/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1106 sqm approx



**41 Fellows St KEW 3101 (REI)**

**Agent Comments**

 5  2  4

**Price:** \$7,100,000  
**Method:** Private Sale  
**Date:** 25/03/2024  
**Property Type:** House (Res)  
**Land Size:** 1442 sqm approx



**43 Linda Cr HAWTHORN 3122 (REI)**

**Agent Comments**

 5  3  2

**Price:** \$6,890,000  
**Method:** Private Sale  
**Date:** 24/04/2024  
**Property Type:** House  
**Land Size:** 1045 sqm approx

**Account - Marshall White** | P: 03 9822 9999