## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 880 Glenferrie Road, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$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		So	urce	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.

Add	dress 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







**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) 5 4 6 4 Price: \$7,250,000 Method: Sold Before Auction Date: 22/03/2024 Property Type: House (Res) Land Size: 1106 sqm approx	Agent Comments
41 Fellows St KEW 3101 (REI) 5 2 2 4 Price: \$7,100,000 Method: Private Sale Date: 25/03/2024 Property Type: House (Res) Land Size: 1442 sqm approx	Agent Comments
43 Linda Cr HAWTHORN 3122 (REI) 5  3  40 2 Price: \$6,890,000 Method: Private Sale Date: 24/04/2024 Property Type: House Land Size: 1045 sqm approx	Agent Comments

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



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