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	84 Malin Street, Kew Vic 3101

Indicative selling price

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

Single price $2,900,000

Median sale price

Median price $2,600,000 Property Type House Suburb Kew

Period - From 25/10/2020 to 24/10/2021 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	76 Pakington St KEW 3101	$3,010,000	08/10/2021
2	16 Gordon Av KEW 3101	$2,900,000	19/06/2021
3	27 Campbell St KEW 3101	$2,900,000	06/05/2021

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: 25/10/2021 15:45

84 Malin Street, Kew Vic 3101



4 2 2

Property Type: House
Land Size: 542 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000
Median House Price
25/10/2020 - 24/10/2021: $2,600,000

Comparable Properties



76 Pakington St KEW 3101 (REI)

4 2 1

Price: $3,010,000
Method: Auction Sale
Date: 08/10/2021
Property Type: House (Res)

Agent Comments

Land 435sqm



16 Gordon Av KEW 3101 (REI/VG)

4 2 1

Price: $2,900,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 368 sqm approx

Agent Comments



27 Campbell St KEW 3101 (REI/VG)

4 2 2

Price: $2,900,000
Method: Auction Sale
Date: 06/05/2021
Property Type: House (Res)
Land Size: 493 sqm approx

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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