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	76 Mount Street, Kew Vic 3101

Indicative selling price

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

Range between $2,300,000 & $2,530,000

Median sale price

Median price $2,790,000 Property Type House Suburb Kew

Period - From 01/04/2021 to 30/06/2021 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	37 Normanby Rd KEW 3101	$2,240,000	18/09/2021
2	50 Malin St KEW 3101	$2,335,000	22/05/2021
3	99 Argyle Rd KEW 3101	$2,565,000	14/05/2021

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: 23/09/2021 15:54

76 Mount Street, Kew Vic 3101



3 2 0

Rooms: 7
Property Type: House
Land Size: 690 sqm approx

Agent Comments

Indicative Selling Price
$2,300,000 - $2,530,000
Median House Price
June quarter 2021: $2,790,000

Comparable Properties



37 Normanby Rd KEW 3101 (REI)

4 2 1

Price: $2,240,000
Method: Sold Before Auction
Date: 18/09/2021
Property Type: House (Res)

Agent Comments



50 Malin St KEW 3101 (REI/VG)

3 2 1

Price: $2,335,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 389 sqm approx

Agent Comments



99 Argyle Rd KEW 3101 (REI)

4 2 2

Price: $2,565,000
Method: Sold Before Auction
Date: 14/05/2021
Property Type: House (Res)
Land Size: 819 sqm approx

Agent Comments

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

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