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	1 Yarravale Road, Kew Vic 3101

Indicative selling price

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

Range between $2,900,000 & $3,190,000

Median sale price

Median price $2,872,500 Property Type House Suburb Kew

Period - From 01/01/2022 to 31/12/2022 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	15 Holroyd St KEW 3101	$2,825,000	06/08/2022
2	35 Molesworth St KEW 3101	$2,850,000	22/10/2022
3	17 Laver St KEW 3101	$3,200,000	20/08/2022

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: 27/01/2023 16:56

1 Yarravale Road, Kew Vic 3101



4 2 2

Property Type: House (Res)
Land Size: 679 sqm approx

Agent Comments

Indicative Selling Price
$2,900,000 - $3,190,000
Median House Price
Year ending December 2022: $2,872,500

Comparable Properties



15 Holroyd St KEW 3101 (REI)

3 2 3

Price: $2,825,000
Method: Auction Sale
Date: 06/08/2022
Property Type: House (Res)

Agent Comments



35 Molesworth St KEW 3101 (REI)

4 2 2

Price: $2,850,000
Method: Auction Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 691 sqm approx

Agent Comments



17 Laver St KEW 3101 (REI/VG)

5 3 2

Price: $3,200,000
Method: Auction Sale
Date: 20/08/2022
Property Type: House (Res)
Land Size: 720 sqm approx

Agent Comments

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

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