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	61 Argyle Road, Kew Vic 3101

Indicative selling price

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

Range between $2,400,000 & $2,600,000

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	19 Maitland Av KEW 3101	$2,406,000	11/02/2023
2	66 Normanby Rd KEW 3101	$2,410,000	22/10/2022
3	9 Goldthorns Av KEW 3101	$2,705,000	17/11/2022

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: 02/03/2023 16:27

61 Argyle Road, Kew Vic 3101

Toby Parker
03 9830 7000
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4 2 2

Property Type: House
Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending December 2022: $2,872,500

Comparable Properties



19 Maitland Av KEW 3101 (REI)

4 2 2

Price: $2,406,000
Method: Auction Sale
Date: 11/02/2023
Property Type: House (Res)
Land Size: 646 sqm approx

Agent Comments



66 Normanby Rd KEW 3101 (VG)

4 - -

Price: $2,410,000
Method: Sale
Date: 22/10/2022
Property Type: House (Res)
Land Size: 850 sqm approx

Agent Comments



9 Goldthorns Av KEW 3101 (REI/VG)

4 2 2

Price: $2,705,000
Method: Private Sale
Date: 17/11/2022
Property Type: House (Res)
Land Size: 827 sqm approx

Agent Comments

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