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	30 Mathers Avenue, Kew East Vic 3102

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 $2,200,000 Property Type House Suburb Kew East

Period - From 06/02/2023 to 05/02/2024 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	3 Birrell Ct KEW 3101	$2,415,000	16/11/2023
2	142 Derby St KEW 3101	$2,425,000	22/10/2023
3	30 Nicholson St BALWYN NORTH 3104	$2,550,000	09/09/2023

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: 06/02/2024 18:56

30 Mathers Avenue, Kew East Vic 3102



4 2 2

Property Type: House
Land Size: 880 sqm approx

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
06/02/2023 - 05/02/2024: $2,200,000

Comparable Properties



3 Birrell Ct KEW 3101 (REI/VG)

4 3 3

Price: $2,415,000
Method: Private Sale
Date: 16/11/2023
Property Type: House
Land Size: 535 sqm approx

Agent Comments



142 Derby St KEW 3101 (REI/VG)

5 3 2

Price: $2,425,000
Method: Sold After Auction
Date: 22/10/2023
Property Type: House
Land Size: 696 sqm approx

Agent Comments



30 Nicholson St BALWYN NORTH 3104 (REI/VG)

4 2 2

Price: $2,550,000
Method: Expression of Interest
Date: 09/09/2023
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments

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

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