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	3/26 Windella Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $680,000 & $740,000

Median sale price

Median price $950,000 Property Type Unit Suburb Kew East

Period - From 22/07/2023 to 21/07/2024 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	4/138 Kilby Rd KEW EAST 3102	$734,000	02/03/2024
2	1/46 Disraeli St KEW 3101	$694,000	04/05/2024
3	2/38 Duke St KEW 3101	$685,000	17/02/2024

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: 22/07/2024 11:20

3/26 Windella Avenue, Kew East Vic 3102



2 1 1

Rooms: 4
Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$680,000 - $740,000
Median Unit Price
22/07/2023 - 21/07/2024: $950,000

Comparable Properties



4/138 Kilby Rd KEW EAST 3102 (REI/VG)

2 1 1

Price: $734,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Unit

Agent Comments



1/46 Disraeli St KEW 3101 (REI/VG)

2 1 1

Price: $694,000
Method: Auction Sale
Date: 04/05/2024
Property Type: Apartment

Agent Comments



2/38 Duke St KEW 3101 (REI/VG)

2 1 1

Price: $685,000
Method: Auction Sale
Date: 17/02/2024
Property Type: Unit

Agent Comments

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

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