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	69 Malin Street, Kew Vic 3101

Indicative selling price

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

Range between $4,700,000 & $5,170,000

Median sale price

Median price $2,925,000 Property Type House Suburb Kew

Period - From 01/07/2022 to 30/06/2023 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	2 Mountain Gr KEW 3101	$5,220,000	01/04/2023
2	42 Davis St KEW 3101	$4,700,000	15/06/2023
3	44 Argyle Rd KEW 3101	$4,700,000	17/02/2023

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: 19/07/2023 14:57

69 Malin Street, Kew Vic 3101

RT Edgar

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5 5 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$4,700,000 - $5,170,000
Median House Price
Year ending June 2023: $2,925,000

Comparable Properties



2 Mountain Gr KEW 3101 (REI)

5 3 2

Price: $5,220,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 893 sqm approx

Agent Comments



42 Davis St KEW 3101 (REI)

5 3 3

Price: $4,700,000
Method: Sold Before Auction
Date: 15/06/2023
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments



44 Argyle Rd KEW 3101 (REI)

4 4 3

Price: $4,700,000
Method: Sold Before Auction
Date: 17/02/2023
Property Type: House (Res)

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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