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 Perry Court, Kew Vic 3101

Indicative selling price

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

Range between $3,400,000 & $3,700,000

Median sale price

Median price $2,900,000 Property Type House Suburb Kew

Period - From 01/04/2023 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	10 Cascade St BALWYN NORTH 3104	$3,800,000	05/05/2023
2	25 Bevan St BALWYN 3103	$3,585,000	05/08/2023
3	16 Kitchener St KEW EAST 3102	$3,550,000	11/08/2023

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: 18/08/2023 14:59

RT Edgar



5 3 4

Property Type: House (Res)
Land Size: 800 sqm approx

Agent Comments

Indicative Selling Price
$3,400,000 - $3,700,000
Median House Price
June quarter 2023: $2,900,000

Comparable Properties



10 Cascade St BALWYN NORTH 3104 (REI)

4 3 2

Price: $3,800,000
Method: Sold Before Auction
Date: 05/05/2023
Property Type: House (Res)
Land Size: 836 sqm approx

Agent Comments



25 Bevan St BALWYN 3103 (REI)

5 3 2

Price: $3,585,000
Method: Auction Sale
Date: 05/08/2023
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments



16 Kitchener St KEW EAST 3102 (REI)

4 2 2

Price: $3,550,000
Method: Private Sale
Date: 11/08/2023
Property Type: House
Land Size: 697 sqm approx

Agent Comments

REIV THE DIFFERENCE | propertydata.com.au

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