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	14 Locksley Avenue, Kew Vic 3101

Indicative selling price

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

Range between $2,650,000 & $2,795,000

Median sale price

Median price $2,980,000 Property Type House Suburb Kew

Period - From 01/01/2024 to 31/03/2024 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	32 Gordon St DEEPDENE 3103	$2,760,000	14/03/2024
2	6 Lexton St BALWYN NORTH 3104	$2,710,000	20/04/2024
3	2/37 Hartington St KEW 3101	$2,650,000	15/03/2024

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: 03/06/2024 15:01

14 Locksley Avenue, Kew Vic 3101



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$2,650,000 - $2,795,000
Median House Price
March quarter 2024: $2,980,000

Comparable Properties



32 Gordon St DEEPDENE 3103 (REI/VG)

4 2 2

Price: $2,760,000
Method: Sold Before Auction
Date: 14/03/2024
Property Type: House
Land Size: 700 sqm approx

Agent Comments



6 Lexton St BALWYN NORTH 3104 (REI)

5 2 2

Price: $2,710,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 764 sqm approx

Agent Comments



2/37 Hartington St KEW 3101 (REI)

4 2 2

Price: $2,650,000
Method: Sold Before Auction
Date: 15/03/2024
Property Type: House (Res)

Agent Comments

Account - Marshall White | P: 03 9822 9999

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