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	4 Macartney Avenue, Kew Vic 3101

Indicative selling price

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

Range between $3,800,000 & $4,100,000

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	20 Madden Gr KEW 3101	$4,100,000	02/03/2024
2	20 Bradford Av KEW 3101	$4,000,000	04/04/2024
3	3 Highfield Gr KEW 3101	$3,800,000	17/11/2023

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.~~

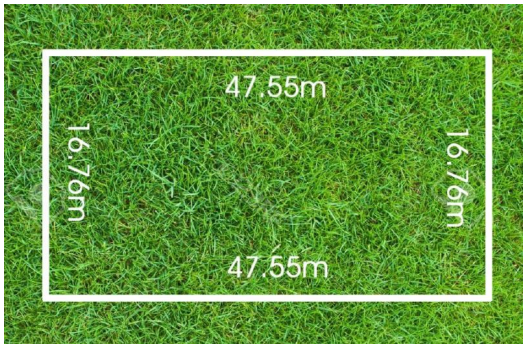
This Statement of Information was prepared on: 15/04/2024 14:06

4 Macartney Avenue, Kew Vic 3101

RT Edgar

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Indicative Selling Price
$3,800,000 - $4,100,000
Median House Price
March quarter 2024: $2,980,000



2

Property Type: Land (Res)
Land Size: 797 sqm approx

Agent Comments

Comparable Properties



20 Madden Gr KEW 3101 (REI)

3 2 1

Price: $4,100,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 796 sqm approx

Agent Comments



20 Bradford Av KEW 3101 (REI)

- - -

Price: $4,000,000
Method: Private Sale
Date: 04/04/2024
Property Type: Land
Land Size: 842 sqm approx

Agent Comments



3 Highfield Gr KEW 3101 (REI/VG)

4 - -

Price: $3,800,000
Method: Private Sale
Date: 17/11/2023
Property Type: House (Res)
Land Size: 633 sqm approx

Agent Comments

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