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	1003/20 Main Drive, Kew Vic 3101

Indicative selling price

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

Range between $1,400,000 & $1,540,000

Median sale price

Median price $795,000 Property Type Unit Suburb Kew

Period - From 01/04/2024 to 30/06/2024 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	1/39 Gellibrand St KEW 3101	$1,525,000	03/07/2024
2	105/369 High St KEW 3101	$1,465,000	06/05/2024
3	202/4 Barenya Ct KEW 3101	$1,600,000	11/04/2024

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: 31/07/2024 12:24

Nelson Alexander

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Property Type:
Agent Comments

Indicative Selling Price
$1,400,000 - $1,540,000
Median Unit Price
June quarter 2024: $795,000

Comparable Properties

1/39 Gellibrand St KEW 3101 (REI)

2 2 2

Agent Comments

Price: $1,525,000
Method:
Date: 03/07/2024
Property Type: Apartment



105/369 High St KEW 3101 (REI)

2 2 2

Agent Comments

Price: $1,465,000
Method: Private Sale
Date: 06/05/2024
Property Type: Unit



202/4 Barenya Ct KEW 3101 (VG)

3 - -

Agent Comments

Price: $1,600,000
Method: Sale
Date: 11/04/2024
Property Type: Strata Unit/Flat

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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