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	133 Willsmere Road, Kew Vic 3101

Indicative selling price

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

Single price $2,050,000

Median sale price

Median price $2,590,000 Property Type House 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	44 Elm Gr KEW EAST 3102	$2,100,000	12/06/2024
2	78 Strathalbyn St KEW EAST 3102	$1,982,000	01/06/2024
3	92 Belford Rd KEW EAST 3102	$1,951,000	15/05/2024

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: 05/08/2024 15:22

Nelson Alexander



3 2

Property Type: House (Res)
Land Size: 755 sqm approx

Agent Comments

Indicative Selling Price
$2,050,000
Median House Price
June quarter 2024: $2,590,000

Comparable Properties



44 Elm Gr KEW EAST 3102 (REI)

4 2 -

Price: $2,100,000
Method: Private Sale
Date: 12/06/2024
Property Type: House
Land Size: 711 sqm approx

Agent Comments



78 Strathalbyn St KEW EAST 3102 (REI)

2 2 2

Price: $1,982,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 837 sqm approx

Agent Comments



92 Belford Rd KEW EAST 3102 (REI)

4 2 2

Price: $1,951,000
Method: Auction Sale
Date: 15/05/2024
Property Type: House (Res)
Land Size: 739 sqm approx

Agent Comments

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

REIV THE DIFFERENCE

propertydata .com.au

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