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	1/10 Oswin Street, Kew East Vic 3102

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,008,250 Property Type Unit Suburb Kew East

Period - From 01/07/2023 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	2/116 Kilby Rd KEW EAST 3102	$1,315,000	25/04/2024
2	3/1 Birtles St BALWYN 3103	$1,270,000	13/03/2024
3	5/4-10 Terry St DEEPDENE 3103	$1,176,000	08/05/2024

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: 15/07/2024 10:27

1/10 Oswin Street, Kew East Vic 3102

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3 2 2

Rooms: 4

Property Type:
Unit

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
Year ending June 2024: $1,008,250

Comparable Properties



2/116 Kilby Rd KEW EAST 3102 (VG)

3 - -

Price: $1,315,000
Method: Sale
Date: 25/04/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/1 Birtles St BALWYN 3103 (REI/VG)

3 2 2

Price: $1,270,000
Method: Private Sale
Date: 13/03/2024
Property Type: Unit

Agent Comments



5/4-10 Terry St DEEPDENE 3103 (REI)

3 1 2

Price: $1,176,000
Method: Private Sale
Date: 08/05/2024
Property Type: Townhouse (Single)

Agent Comments

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