

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

38 Maitland Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$3,100,000

&

\$3,410,000

Median sale price

Median price \$2,660,000

Property Type House

Suburb Kew

Period - From 23/07/2023

to

22/07/2024

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	9 Wishart St KEW 3101	\$3,500,000	17/02/2024
2	87 Normanby Rd KEW 3101	\$3,300,000	24/02/2024
3	106 Derby St KEW 3101	\$3,105,000	16/03/2024

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:

23/07/2024 11:40

38 Maitland Avenue, Kew Vic 3101



5 2 2

Property Type: House
Land Size: 648 sqm approx
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,410,000
Median House Price
23/07/2023 - 22/07/2024: \$2,660,000

Comparable Properties



9 Wishart St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$3,500,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)
Land Size: 547 sqm approx



87 Normanby Rd KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$3,300,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 836 sqm approx



106 Derby St KEW 3101 (REI/VG)

Agent Comments

5 3 4

Price: \$3,105,000
Method: Auction Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 542 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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