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	83 Normanby Road, Kew Vic 3101

Indicative selling price

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

Range between $2,500,000 & $2,700,000

Median sale price

Median price $2,875,000 Property Type House Suburb Kew

Period - From 01/04/2023 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	1/32 Severn St BALWYN NORTH 3104	$2,780,000	27/03/2024
2	1/5 Maitland Av KEW 3101	$2,590,000	04/05/2024
3			

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: 14/05/2024 09:28

83 Normanby Road, Kew Vic 3101

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5 4 2

Property Type: House

Agent Comments

Indicative Selling Price
$2,500,000 - $2,700,000
Median House Price
Year ending March 2024: $2,875,000

Comparable Properties



1/32 Severn St BALWYN NORTH 3104 (REI)

4 4 2

Price: $2,780,000
Method: Sold Before Auction
Date: 27/03/2024
Property Type: Townhouse (Res)
Land Size: 400 sqm approx

Agent Comments



1/5 Maitland Av KEW 3101 (REI)

4 3 6

Price: $2,590,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)

Agent Comments

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.

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