

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
9/26 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$800,000 & \$850,000

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	1/12 Lytton St KEW 3101	\$801,000	23/07/2024
2	2/29 Grange Rd KEW 3101	\$825,000	04/07/2024
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:

09/10/2024 14:20

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Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

June quarter 2024: \$795,000



Comparable Properties



1/12 Lytton St KEW 3101 (REI/VG)

Agent Comments



Price: \$801,000

Method: Sold Before Auction

Date: 23/07/2024

Property Type: Apartment



2/29 Grange Rd KEW 3101 (VG)

Agent Comments



Price: \$825,000

Method: Sale

Date: 04/07/2024

Property Type: Strata Unit/Flat

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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