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	19 Banool Avenue, Kew Vic 3101

Indicative selling price

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

Range between $2,500,000 & $2,750,000

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	6 Banool Av KEW 3101	$2,980,000	02/03/2024
2	19 Studley Av KEW 3101	$2,625,000	12/06/2024
3	57 Cotham Rd KEW 3101	$2,600,000	24/02/2024

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: 04/07/2024 11:39

19 Banool Avenue, Kew Vic 3101



4 2 2

Rooms: 6
Property Type: House
Land Size: 547 sqm approx

Agent Comments

Indicative Selling Price
$2,500,000 - $2,750,000
Median House Price
Year ending March 2024: $2,875,000

Comparable Properties



6 Banool Av KEW 3101 (REI)

4 3 1

Price: $2,980,000
Method:
Date: 02/03/2024
Property Type: House

Agent Comments



19 Studley Av KEW 3101 (REI)

5 3 2

Price: $2,625,000
Method: Sold Before Auction
Date: 12/06/2024
Property Type: House (Res)
Land Size: 690 sqm approx

Agent Comments



57 Cotham Rd KEW 3101 (REI/VG)

3 3 3

Price: $2,600,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 642 sqm approx

Agent Comments

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

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