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	2/16 Woodlands Avenue, Kew East Vic 3102

Indicative selling price

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

Single price $759,000

Median sale price

Median price $780,500 Property Type Unit Suburb Kew East

Period - From 01/10/2023 to 30/09/2024 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	3/68 Aylmer St BALWYN NORTH 3104	$775,000	15/10/2024
2	5/46a Corhampton Rd BALWYN NORTH 3104	$800,000	21/09/2024
3	3/9 Simpson St KEW 3101	$760,000	17/08/2024

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: 11/11/2024 16:17

2/16 Woodlands Avenue, Kew East Vic 3102

Maria Xu
0411 491 089



2 1 1

Rooms: 4
Property Type: Unit

Agent Comments

Indicative Selling Price
$759,000
Median Unit Price
Year ending September 2024: $780,500

Comparable Properties



3/68 Aylmer St BALWYN NORTH 3104 (REI)

2 1 1

Price: $775,000
Method: Sold Before Auction
Date: 15/10/2024
Property Type: Unit

Agent Comments



5/46a Corhampton Rd BALWYN NORTH 3104 (REI)

2 1 1

Price: $800,000
Method: Auction Sale
Date: 21/09/2024
Property Type: Villa

Agent Comments



3/9 Simpson St KEW 3101 (REI)

2 1 1

Price: $760,000
Method: Sold Before Auction
Date: 17/08/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 98305966

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