#### 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<br>Including suburb and<br>postcode |  |
|---|--|
|   |  |

#### Indicative selling price

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

Single price \$2,665,000

#### Median sale price

| Median price  | \$2,810,000 | Pro | perty Type | House |     | ;    | Suburb | Kew |
|---------------|-------------|-----|------------|-------|-----|------|--------|-----|
| Period - From | 01/07/2024  | to  | 30/09/2024 |       | Sou | ırce | 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 | 101 Argyle Rd KEW 3101     | \$2,699,000 | 16/10/2024 |
|---|----------------------------|-------------|------------|
| 2 | 54 Birdwood St BALWYN 3103 | \$2,730,000 | 12/07/2024 |
| 3 | 36 King St BALWYN 3103     | \$2,745,000 | 11/05/2024 |

#### 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: | 22/10/2024 09:23 |
|--|------------------|





Adele Mirabella 0422 570 429 adelemirabella@jelliscraig.com.au

> **Indicative Selling Price** \$2,665,000 **Median House Price**

September quarter 2024: \$2,810,000

Property Type: House (Res) **Agent Comments** 





## Comparable Properties

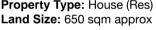
101 Argyle Rd KEW 3101 (REI)

Price: \$2,699,000 Method: Auction Sale

Property Type: House (Res)

**Agent Comments** 

Date: 16/10/2024





54 Birdwood St BALWYN 3103 (REI)

Price: \$2,730,000

Method: Sold Before Auction

Date: 12/07/2024

Property Type: House (Res) Land Size: 663 sqm approx Agent Comments



36 King St BALWYN 3103 (REI/VG)

Price: \$2,745,000 Method: Auction Sale Date: 11/05/2024

Property Type: House (Res) Land Size: 779 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



