

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

12 Rimington Avenue, Kew Vic 3101

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

Property Type

House

Suburb

Kew

Period - From

01/07/2024

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	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



 4  2  4

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,665,000

Median House Price

September quarter 2024: \$2,810,000

Comparable Properties



101 Argyle Rd KEW 3101 (REI)

Agent Comments

 4  2  2

Price: \$2,699,000

Method: Auction Sale

Date: 16/10/2024

Property Type: House (Res)

Land Size: 650 sqm approx



54 Birdwood St BALWYN 3103 (REI)

Agent Comments

 3  1  1

Price: \$2,730,000

Method: Sold Before Auction

Date: 12/07/2024

Property Type: House (Res)

Land Size: 663 sqm approx



36 King St BALWYN 3103 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,745,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 779 sqm approx