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	27 Mcconchie Avenue, Kew East Vic 3102
Including suburb and	
postcode	
•	

Indicative selling price

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

Range between \$2,400,000	&	\$2,600,000
---------------------------	---	-------------

Median sale price

Median price	\$2,315,000	Pro	perty Type H	louse		Suburb	Kew East
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

Address of comparable property		Price	Date of sale
1	3 Cascade Dr KEW EAST 3102	\$2,758,888	01/07/2024
2	7 Mcconchie Av KEW EAST 3102	\$2,575,000	01/06/2024
3	10 Windella Av KEW EAST 3102	\$2,400,000	18/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	14/08/2024 12:58







Indicative Selling Price \$2,400,000 - \$2,600,000 **Median House Price**

June guarter 2024: \$2,315,000



Property Type: House Land Size: 650 sqm approx.

Agent Comments

Comparable Properties



3 Cascade Dr KEW EAST 3102 (REI)





Price: \$2,758,888 Method: Private Sale Date: 01/07/2024 Property Type: House Land Size: 870 sqm approx Agent Comments



7 Mcconchie Av KEW EAST 3102 (REI)







Price: \$2,575,000 Method: Auction Sale Date: 01/06/2024

Property Type: House (Res) Land Size: 640 sqm approx

Agent Comments



10 Windella Av KEW EAST 3102 (REI)





Price: \$2,400,000 Method: Auction Sale Date: 18/05/2024

Property Type: House (Res) Land Size: 697 sqm approx

Agent Comments

Account - Jellis Craig | P: 98305966





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.