

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

27 Mcconchie Avenue, Kew East Vic 3102

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

Property Type

House

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	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 comparable properties 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

Nick O'Halloran
0430 345 086



5 3 2

Property Type: House
Land Size: 650 sqm approx.
Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,600,000
Median House Price
June quarter 2024: \$2,315,000

Comparable Properties



3 Cascade Dr KEW EAST 3102 (REI)

Agent Comments

4 2 3

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



7 Mcconchie Av KEW EAST 3102 (REI)

Agent Comments

4 2 2

Price: \$2,575,000
Method: Auction Sale
Date: 01/06/2024
Property Type: House (Res)
Land Size: 640 sqm approx



10 Windella Av KEW EAST 3102 (REI)

Agent Comments

4 2 2

Price: \$2,400,000
Method: Auction Sale
Date: 18/05/2024
Property Type: House (Res)
Land Size: 697 sqm approx