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	2/26 Irymple Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $910,000 & $1,000,000

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	3/50 Harp Rd KEW 3101	$1,020,000	02/09/2024
2	2/15 Loch St KEW 3101	$970,000	03/08/2024
3	10a Ashby Ct BALWYN NORTH 3104	$1,033,000	03/08/2024

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: 17/09/2024 10:06

2/26 Irymple Avenue, Kew East Vic 3102

Nelson Alexander



2 1 1

Rooms: 3
Property Type: Unit

Agent Comments

Indicative Selling Price
$910,000 - $1,000,000
Median House Price
June quarter 2024: $2,315,000

Comparable Properties



3/50 Harp Rd KEW 3101 (REI)

2 1 2

Price: $1,020,000
Method: Sold Before Auction
Date: 02/09/2024
Property Type: Unit

Agent Comments



2/15 Loch St KEW 3101 (REI)

2 1 1

Price: $970,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Townhouse (Res)

Agent Comments



10a Ashby Ct BALWYN NORTH 3104 (REI)

2 1 2

Price: $1,033,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit
Land Size: 218 sqm approx

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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