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	67 Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,230,000 Property Type House Suburb Kew East

Period - From 01/07/2023 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	37 Coleman Av KEW EAST 3102	$2,080,000	31/08/2024
2	133 Willsmere Rd KEW 3101	$1,950,000	14/08/2024
3	2 Hamilton St KEW EAST 3102	$2,200,000	29/04/2024

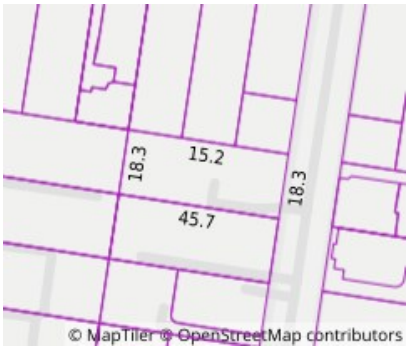
OR

~~**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: 09/09/2024 10:09

67 Westbrook Street, Kew East Vic 3102

Nelson Alexander



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 836 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2024: $2,230,000

Comparable Properties



37 Coleman Av KEW EAST 3102 (REI)

4 2 3

Price: $2,080,000
Method: Auction Sale
Date: 31/08/2024
Property Type: House (Res)
Land Size: 854 sqm approx

Agent Comments



133 Willsmere Rd KEW 3101 (REI)

3 2 2

Price: $1,950,000
Method: Private Sale
Date: 14/08/2024
Property Type: House
Land Size: 755 sqm approx

Agent Comments



2 Hamilton St KEW EAST 3102 (REI/VG)

4 3 2

Price: $2,200,000
Method: Private Sale
Date: 29/04/2024
Property Type: House
Land Size: 697 sqm approx

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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