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	15 Baker Avenue, Kew East, VIC 3102

Indicative selling price

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

Single price	$1,600,000	or range between		&

Median sale price

Median price	$2,230,000	Property type	House	Suburb	Kew East
Period - From	02/04/2024	to	01/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	81 Cobden St, Kew Vic	$1,588,888	24/08/2024
2	79 Brougham St, Kew Vic	$1,537,500	04/05/2024
3	46 Barnard Gr, Kew Vic	$1,640,000	23/07/2024

This Statement of Information was prepared on: 02/10/2024

CONSUMER AFFAIRS VICTORIA