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	10 Belford Avenue, Kew East Vic 3102

Indicative selling price

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

Range between $1,350,000 & $1,450,000

Median sale price

Median price $1,343,000 Property Type Townhouse Suburb Kew East

Period - From 08/10/2023 to 07/10/2024 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	2/147 Willsmere Rd KEW 3101	$1,415,000	23/09/2024
2	121a Normanby Rd KEW EAST 3102	$1,500,000	07/09/2024
3	1/393 Barkers Rd KEW 3101	$1,440,000	31/08/2024

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: 08/10/2024 17:51

10 Belford Avenue, Kew East Vic 3102

Nelson Alexander



- -

Property Type: House (Res)
Land Size: 314 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,450,000
Median Townhouse Price
08/10/2023 - 07/10/2024: $1,343,000

Comparable Properties



2/147 Willsmere Rd KEW 3101 (REI)

3 2 2

Price: $1,415,000
Method: Private Sale
Date: 23/09/2024
Property Type: House

Agent Comments



121a Normanby Rd KEW EAST 3102 (REI)

3 2 2

Price: $1,500,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 442 sqm approx

Agent Comments



1/393 Barkers Rd KEW 3101 (REI)

3 2 2

Price: $1,440,000
Method: Auction Sale
Date: 31/08/2024
Property Type: Townhouse (Res)

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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