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<br>Including suburb and postcode | 143 Eglinton Street, Kew Vic 3101 |

## Indicative selling price

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

Range between $1,750,000 & $1,900,000

## Median sale price

Median price $2,745,500 Property Type House Suburb Kew

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 | 153 Willsmere Rd KEW 3101 | $1,883,000 | 15/06/2024 |
| 2 | 52 Malmsbury St KEW 3101 | $1,812,000 | 07/05/2024 |
| 3 | | | |

**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: 30/09/2024 17:02

# 143 Eglinton Street, Kew Vic 3101

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3 1 1

**Rooms:** 6
**Property Type:** House (Res)
**Land Size:** 470 sqm approx.

Agent Comments

**Indicative Selling Price**
$1,750,000 - $1,900,000
**Median House Price**
Year ending June 2024: $2,745,500

## Comparable Properties



**153 Willsmere Rd KEW 3101 (REI/VG)**

4 2 3

**Price:** $1,883,000
**Method:** Auction Sale
**Date:** 15/06/2024
**Property Type:** House (Res)
**Land Size:** 492 sqm approx

Agent Comments



**52 Malmsbury St KEW 3101 (REI/VG)**

4 1 2

**Price:** $1,812,000
**Method:** Private Sale
**Date:** 07/05/2024
**Property Type:** House
**Land Size:** 520 sqm approx

Agent Comments

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.



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