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	4 Union Street, Kew Vic 3101

Indicative selling price

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

Range between $1,350,000 & $1,480,000

Median sale price

Median price $2,810,000 Property Type House Suburb Kew

Period - From 01/07/2024 to 30/09/2024 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 Lalla Ct KEW 3101	$1,360,000	21/08/2024
2	1/15 Westbrook St KEW EAST 3102	$1,418,000	03/08/2024
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: 07/11/2024 10:52

4 Union Street, Kew Vic 3101

Lloyd Lawton
03 9810 5054
0403229433
lloydlawton@jelliscraig.com.au



3 -

Property Type: House - Attached House N.E.C.
Land Size: 223 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,480,000
Median House Price
September quarter 2024: $2,810,000

Comparable Properties



2 Lalla Ct KEW 3101 (REI)

3 2 2

Price: $1,360,000
Method: Sold Before Auction
Date: 21/08/2024
Property Type: Unit

Agent Comments



1/15 Westbrook St KEW EAST 3102 (REI)

3 2 2

Price: $1,418,000
Method: Auction Sale
Date: 03/08/2024
Property Type: House (Res)

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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