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	2b Daniell Place, Kew Vic 3101

Indicative selling price

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

Range between $2,400,000 & $2,600,000

Median sale price

Median price $2,765,000 Property Type House Suburb Kew

Period - From 01/10/2023 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	26 Irilbarra Rd CANTERBURY 3126	$2,550,000	10/09/2024
2	1/26 Stanhope Gr CAMBERWELL 3124	$2,425,000	05/07/2024
3	29 Scott St KEW 3101	$2,400,000	25/05/2024

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: 11/11/2024 19:55

2b Daniell Place, Kew Vic 3101



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Property Type: House

Agent Comments

Indicative Selling Price
$2,400,000 - $2,600,000
Median House Price
Year ending September 2024: $2,765,000

Comparable Properties



26 Irilbarra Rd CANTERBURY 3126 (REI)

3 2 2

Price: $2,550,000
Method: Private Sale
Date: 10/09/2024
Property Type: House (Res)

Agent Comments



1/26 Stanhope Gr CAMBERWELL 3124 (REI/VG)

4 3 2

Price: $2,425,000
Method: Private Sale
Date: 05/07/2024
Property Type: House
Land Size: 494 sqm approx

Agent Comments



29 Scott St KEW 3101 (REI/VG)

3 2 1

Price: $2,400,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 470 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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