

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

92 Sackville Street, Kew Vic 3101

Indicative selling price

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

Single price

\$3,650,000

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	34 Sevenoaks St BALWYN 3103	\$3,556,000	10/10/2024
2	94 Sackville St KEW 3101	\$3,330,000	26/06/2024
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:

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Richard Winneke
03 9810 5081
0418 136 858

richardwinneke@jellisrcraig.com.au

Indicative Selling Price
\$3,650,000

Median House Price
September quarter 2024: \$2,810,000



4 2 5

Property Type: House (Res)
Land Size: 805 sqm approx
Agent Comments

Comparable Properties



34 Sevenoaks St BALWYN 3103 (REI)

Agent Comments

5 2 2

Price: \$3,556,000
Method: Sold Before Auction
Date: 10/10/2024
Property Type: House (Res)
Land Size: 812 sqm approx



94 Sackville St KEW 3101 (REI)

Agent Comments

3 1 2

Price: \$3,330,000
Method: Private Sale
Date: 26/06/2024
Property Type: House (Res)
Land Size: 697 sqm approx

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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