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	14 Woolcock Avenue, Kew East Vic 3102

Indicative selling price

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

Single price $1,900,000

Median sale price

Median price $2,085,000 Property Type House Suburb Kew East

Period - From 01/10/2024 to 31/12/2024 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	479 High St KEW 3101	$1,820,000	14/12/2024
2	58 Strathalbyn St KEW EAST 3102	$1,880,000	09/12/2024
3			

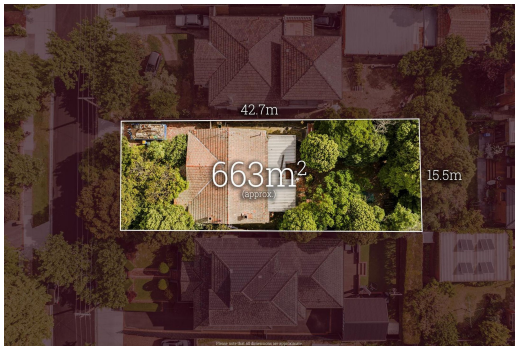
OR

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: 20/01/2025 12:35

14 Woolcock Avenue, Kew East Vic 3102

Nelson Alexander



Property Type:
Agent Comments

Indicative Selling Price
$1,900,000
Median House Price
December quarter 2024: $2,085,000

Comparable Properties



479 High St KEW 3101 (REI)

4 2 2

Agent Comments

Price: $1,820,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 630 sqm approx



58 Strathalbyn St KEW EAST 3102 (REI)

4 2 2

Agent Comments

Price: $1,880,000
Method: Sold Before Auction
Date: 09/12/2024
Property Type: House (Res)
Land Size: 720 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.

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

REIV THE DIFFERENCE

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