

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

101 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

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.

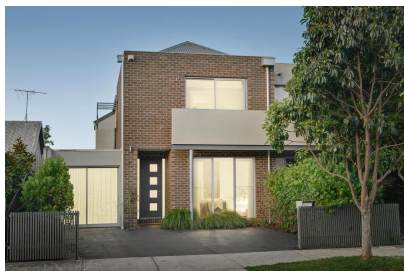
	Address of comparable property	Price	Date of sale
1	9 Linnaker PI KEW 3101	\$2,055,000	29/10/2024
2	10 Simpson St KEW 3101	\$2,000,000	23/10/2024
3	116 Edgevale Rd KEW 3101	\$2,200,000	05/10/2024

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:

07/11/2024 15:28



Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



9 Linnaker PI KEW 3101 (REI)

Agent Comments



Price: \$2,055,000

Method: Sold Before Auction

Date: 29/10/2024

Property Type: House



10 Simpson St KEW 3101 (REI)

Agent Comments



Price: \$2,000,000

Method: Sold Before Auction

Date: 23/10/2024

Property Type: House (Res)



116 Edgevale Rd KEW 3101 (REI)

Agent Comments



Price: \$2,200,000

Method: Auction Sale

Date: 05/10/2024

Property Type: House