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<br>Including suburb and postcode | 22 Coleman Avenue, Kew East Vic 3102 |

## Indicative selling price

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

Range between $1,650,000 & $1,750,000

## Median sale price

Median price $2,205,000 Property Type House Suburb Kew East

Period - From 25/11/2023 to 24/11/2024 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 | 15 Baker Av KEW EAST 3102 | $1,815,000 | 23/10/2024 |
| 2 | 7 Earl St KEW 3101 | $1,750,000 | 08/10/2024 |
| 3 | 7 Kellett Gr KEW 3101 | $1,680,000 | 03/10/2024 |

**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: 25/11/2024 08:38