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	3/10 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between $630,000 & $690,000

Median sale price

Median price $1,330,000 Property Type Townhouse Suburb Kew

Period - From 29/10/2023 to 28/10/2024 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	G04/48 Pakington St KEW 3101	$665,000	18/10/2024
2	1/22 Rossfield Av KEW 3101	$700,000	09/10/2024
3	1/210 Cotham Rd KEW 3101	$738,000	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: 29/10/2024 08:54

Nelson Alexander



- -

Property Type:
Agent Comments

Indicative Selling Price
$630,000 - $690,000
Median Townhouse Price
29/10/2023 - 28/10/2024: $1,330,000

Comparable Properties



G04/48 Pakington St KEW 3101 (REI)

2 2 1

Price: $665,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Unit

Agent Comments



1/22 Rossfield Av KEW 3101 (REI)

2 1 1

Price: $700,000
Method: Private Sale
Date: 09/10/2024
Property Type: Unit

Agent Comments



1/210 Cotham Rd KEW 3101 (REI)

2 1 1

Price: $738,000
Method: Sold Before Auction
Date: 03/10/2024
Property Type: Unit

Agent Comments

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

REIV THE DIFFERENCE | propertydata.com.au

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