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	3/6 Mackie Court, Kew Vic 3101

Indicative selling price

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

Range between $700,000 & $750,000

Median sale price

Median price $700,000 Property Type Unit Suburb Kew

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	6/7 College Pde KEW 3101	$720,000	03/12/2024
2	14/51 Kinkora Rd HAWTHORN 3122	$705,000	12/10/2024
3	6/13 Belmont Av KEW 3101	$754,000	15/08/2024

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: 20/01/2025 10:51

3/6 Mackie Court, Kew Vic 3101



2 1 1

Rooms: Study Nook
Property Type: Apartment
Land Size: 1141 sqm approx

Indicative Selling Price
$700,000 - $750,000
Median Unit Price
December quarter 2024: $700,000

Agent Comments

1940's Construction, Lounge Room, Formal Dining Room/ Home Office, Updated Kitchen with Meals, Updated Bathroom, Lock Up Garage.

Comparable Properties



6/7 College Pde KEW 3101 (REI)

2 1 1

Price: $720,000
Method: Private Sale
Date: 03/12/2024
Property Type: Apartment

Agent Comments



14/51 Kinkora Rd HAWTHORN 3122 (REI/VG)

2 1 1

Price: $705,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Apartment

Agent Comments



6/13 Belmont Av KEW 3101 (REI/VG)

2 1 1

Price: $754,000
Method: Auction Sale
Date: 15/08/2024
Property Type: Unit

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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