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

15 Irymple Avenue, Kew East Vic 3102

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | |
|--|---------------|-----|-------------|-----|----|------|--------|----------|--|--|
| Single pric | e \$1,950,000 | | | | | | | | | |
| Median sale p | rice | | | | | | | | | |
| Median price | \$2,110,000 | Pro | operty Type | Hou | se | | Suburb | Kew East | | |
| Period - From | 01/10/2022 | to | 30/09/2023 | | So | urce | 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.

| Add | dress of comparable property | Price | Date of sale | |
|-----|------------------------------|-------------|--------------|--|
| 1 | 55 Bennett Pde KEW EAST 3102 | \$2,230,000 | 29/07/2023 | |
| 2 | 126 Kilby Rd KEW EAST 3102 | \$2,050,000 | 25/09/2023 | |
| 3 | 37 Willow Gr KEW EAST 3102 | \$1,995,000 | 09/09/2023 | |

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:

29/11/2023 14:47

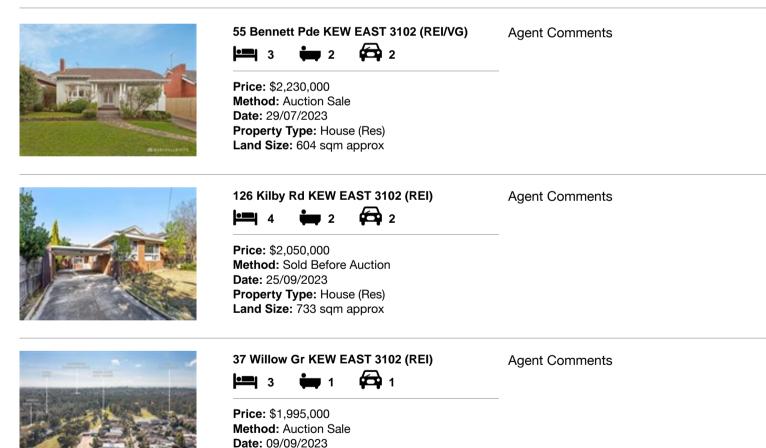






Property Type: House (Res) Agent Comments Indicative Selling Price \$1,950,000 Median House Price Year ending September 2023: \$2,110,000

Comparable Properties



Account - Marshall White | P: 03 9822 9999

propertydata



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Property Type: House (Res)

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