

# 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](http://consumer.vic.gov.au/underquoting)

Single price \$1,950,000

### Median sale price

Median price \$2,110,000

Property Type House

Suburb Kew East

Period - From 01/10/2022

to 30/09/2023

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	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



4   
 1   
 1

**Property Type:** House (Res)

Agent Comments

**Indicative Selling Price**

\$1,950,000

**Median House Price**

Year ending September 2023: \$2,110,000

## Comparable Properties



**55 Bennett Pde KEW EAST 3102 (REI/VG)**

Agent Comments

3   
 2   
 2

**Price:** \$2,230,000

**Method:** Auction Sale

**Date:** 29/07/2023

**Property Type:** House (Res)

**Land Size:** 604 sqm approx



**126 Kilby Rd KEW EAST 3102 (REI)**

Agent Comments

4   
 2   
 2

**Price:** \$2,050,000

**Method:** Sold Before Auction

**Date:** 25/09/2023

**Property Type:** House (Res)

**Land Size:** 733 sqm approx



**37 Willow Gr KEW EAST 3102 (REI)**

Agent Comments

3   
 1   
 1

**Price:** \$1,995,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)

Account - Marshall White | P: 03 9822 9999