

# 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 25 Carnegie 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 \$1,980,000

### Median sale price

Median price \$1,992,000

Property Type House

Suburb Kew East

Period - From 01/01/2021

to 31/03/2021

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 | 32 Ramsay Av KEW EAST 3102     | \$1,992,000 | 06/04/2021   |
| 2 | 23 Belford Rd KEW EAST 3102    | \$1,840,000 | 13/03/2021   |
| 3 | 16 Frater St KEW EAST 3102     | \$1,900,000 | 20/02/2021   |

**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:

15/06/2021 15:23



**Rooms:** 7

**Property Type:** House

**Land Size:** 581 sqm approx

Agent Comments

## Comparable Properties



**32 Ramsay Av KEW EAST 3102 (VG)**

Agent Comments



**Price:** \$1,992,000

**Method:** Sale

**Date:** 06/04/2021

**Property Type:** House (Res)

**Land Size:** 646 sqm approx



**23 Belford Rd KEW EAST 3102 (REI/VG)**

Agent Comments



**Price:** \$1,840,000

**Method:** Auction Sale

**Date:** 13/03/2021

**Property Type:** House (Res)

**Land Size:** 719 sqm approx



**16 Frater St KEW EAST 3102 (REI)**

Agent Comments



**Price:** \$1,900,000

**Method:** Auction Sale

**Date:** 20/02/2021

**Property Type:** House (Res)

**Land Size:** 701 sqm approx