

# 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

4 Balmoral Avenue, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$3,200,000 & \$3,500,000

### Median sale price

Median price \$2,169,150 Property Type House Suburb Kew

Period - From 01/01/2019 to 31/12/2019 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 Dean St, Kew, Vic 3101, Australia	\$2,858,000	05/10/2019
2	77 Sackville St, Kew, Vic 3101, Australia	\$3,730,000	07/09/2019
3	3 Edward St KEW 3101	\$3,100,000	23/11/2019

**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:

31/01/2020 14:07



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**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 828 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$3,200,000 - \$3,500,000  
**Median House Price**  
Year ending December 2019: \$2,169,150

## Comparable Properties

6 Dean St, Kew, Vic 3101, Australia (REI)

[Agent Comments](#)

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**Price:** \$2,858,000  
**Method:**  
**Date:** 05/10/2019  
**Property Type:** House

77 Sackville St, Kew, Vic 3101, Australia (REI)

[Agent Comments](#)

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**Price:** \$3,730,000  
**Method:**  
**Date:** 07/09/2019  
**Property Type:** House



3 Edward St KEW 3101 (REI)

[Agent Comments](#)

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**Price:** \$3,100,000  
**Method:** Auction Sale  
**Date:** 23/11/2019  
**Property Type:** House (Res)  
**Land Size:** 736 sqm approx