Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	4 Balmoral Avenue, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,200,000	&	\$3,500,000
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Median sale price

Median price	\$2,169,150	Pro	perty Type H	louse		Suburb	Kew
Period - From	01/01/2019	to	31/12/2019	So	ource	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

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

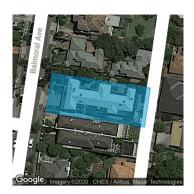
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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

Price: \$2,858,000

Method:

Date: 05/10/2019 Property Type: House

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







Price: \$3,730,000 Method:

Date: 07/09/2019 Property Type: House

3 Edward St KEW 3101 (REI)







Price: \$3,100,000 Method: Auction Sale Date: 23/11/2019

Property Type: House (Res) Land Size: 736 sqm approx

Agent Comments

Agent Comments

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



