Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address Including suburb and postcode	63/2 Malmsbury St. Kew

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price	$750,000	or range between		&

Median sale price

(*Delete house or unit as applicable)

Median price	$670,500	*House		*Unit	x	Suburb	Kew
Period - From	May 2023	to	April 2024	Source	realestate.com.au		

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. 57/2 Malmsbury St. Kew	$700,000	24/8/2023

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.~~