

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	8 Foley Street, Kew, VIC 3101
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Indicative selling price

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

Single price		or range between	\$2,500,000	&	\$2,600,000
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Median sale price

Median price	\$2,765,000	Property type	House	Suburb	Kew
Period - From	15/04/2024	to	14/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	71 Morang Rd, Hawthorn Vic	\$2,670,000	31/08/2024
2	65 Charles St, Kew Vic	\$2,810,000	23/07/2024
3	29 Scott St, Kew Vic	\$2,400,000	25/05/2024

This Statement of Information was prepared on: 15/10/2024

