

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

7 Malmsbury Street, Kew Vic 3101

Indicative selling price

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

Single price

\$3,500,000

Median sale price

Median price

\$2,745,500

Property Type

House

Suburb

Kew

Period - From

01/07/2023

to

30/06/2024

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	22 Rockingham St KEW 3101	\$3,700,000	15/06/2024
2	19a Redmond St KEW 3101	\$3,320,000	25/05/2024
3	12 Harrison Cr HAWTHORN 3122	\$3,720,000	08/05/2024

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:

20/08/2024 15:49

7 Malmsbury Street, Kew Vic 3101

Sam Wilkinson

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Indicative Selling Price

\$3,500,000

Median House Price

Year ending June 2024: \$2,745,500



 4  3  2

Property Type: House (Res)

Land Size: 345 sqm approx

Agent Comments

Comparable Properties



22 Rockingham St KEW 3101 (REI)

Agent Comments

 4  3  2

Price: \$3,700,000

Method: Auction Sale

Date: 15/06/2024

Property Type: House



19a Redmond St KEW 3101 (REI)

Agent Comments

 3  2  2

Price: \$3,320,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 629 sqm approx



12 Harrison Cr HAWTHORN 3122 (REI)

Agent Comments

 4  3  2

Price: \$3,720,000

Method: Sold Before Auction

Date: 08/05/2024

Property Type: House (Res)

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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