

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

7/7-9 JAMES AVENUE KEW VIC 3101

Indicative selling price

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

Single Price

or range
between

\$550,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,714,000

Property type

House

Suburb

Kew

Period-from

01 Feb 2024

to

31 Jan 2025

Source

Corelogic

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 6 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

| | | |
|-----------------------------------|-----------|-----------|
| 4/27 PEEL STREET KEW VIC 3101 | \$565,000 | 14-Dec-24 |
| 4/72 COBDEN STREET KEW VIC 3101 | \$600,000 | 28-Jan-25 |
| 3/92 PRINCESS STREET KEW VIC 3101 | \$570,000 | 29-Nov-24 |

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 6 months.~~

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4/27 PEEL STREET KEW VIC 3101

Sold Price

^{RS}

\$565,000

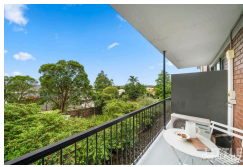
Sold Date

14-Dec-24

2 1 1

Distance

0.6km



4/72 COBDEN STREET KEW VIC 3101

Sold Price

^{RS}

\$600,000

Sold Date

28-Jan-25

2 1 1

Distance

0.19km



3/92 PRINCESS STREET KEW VIC 3101

Sold Price

^{RS}

\$570,000

Sold Date

29-Nov-24

2 1 -

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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