



**Rooms:** 8

**Property Type:** House

**Land Size:** 827 sqm approx

Agent Comments

## Comparable Properties



**52 Clyde St KEW EAST 3102 (REI)**

Agent Comments



**Price:** \$2,900,000

**Method:** Auction Sale

**Date:** 02/03/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 764 sqm approx



**196 Cotham Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$2,852,750

**Method:** Private Sale

**Date:** 25/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 1074 sqm approx



**8 Stirling St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,800,000

**Method:** Auction Sale

**Date:** 17/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 711 sqm approx

## 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

55 Argyle Road, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,800,000

&

\$3,000,000

#### Median sale price

Median price \$2,300,000

House

X

Unit

Suburb Kew

Period - From 01/01/2018

to 31/12/2018

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	52 Clyde St KEW EAST 3102	\$2,900,000	02/03/2019
2	196 Cotham Rd KEW 3101	\$2,852,750	25/02/2019
3	8 Stirling St KEW 3101	\$2,800,000	17/11/2018

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.