

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

138 Princess Street, Kew Vic 3101

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$1,300,000

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	8 Derrick St KEW 3101	\$1,415,000	10/11/2018
2	37 Park Cr KEW 3101	\$1,388,000	21/01/2019
3	36 Foley St KEW 3101	\$1,360,000	08/12/2018

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.



4 1 1

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 450 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000
Median House Price
Year ending December 2018: \$2,300,000

Comparable Properties

8 Derrick St KEW 3101 (REI)

Agent Comments

3 1 2

Price: \$1,415,000
Method: Auction Sale
Date: 10/11/2018
Rooms: -
Property Type: House



37 Park Cr KEW 3101 (REI)

Agent Comments

4 1 -

Price: \$1,388,000
Method: Private Sale
Date: 21/01/2019
Rooms: -
Property Type: House
Land Size: 543 sqm approx



36 Foley St KEW 3101 (REI)

Agent Comments

3 3 1

Price: \$1,360,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: House (Res)
Land Size: 395 sqm approx