

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
603/118 High Street, Kew Vic 3101

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

Range between \$580,000 & \$599,000

Median sale price

Median price \$741,500 House Unit X Suburb Kew

Period - From 01/01/2019 to 31/03/2019 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	703/118 High St KEW 3101	\$595,000	08/08/2018
2	904/118 High St KEW 3101	\$572,000	24/05/2018
3	504/118 High St KEW 3101	\$540,000	02/08/2018

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.



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$599,000

Median Unit Price

March quarter 2019: \$741,500

Comparable Properties



703/118 High St KEW 3101 (REI/VG)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 08/08/2018

Rooms: -

Property Type: Apartment



904/118 High St KEW 3101 (REI/VG)

Agent Comments



Price: \$572,000

Method: Private Sale

Date: 24/05/2018

Rooms: -

Property Type: Apartment



504/118 High St KEW 3101 (REI/VG)

Agent Comments



Price: \$540,000

Method: Private Sale

Date: 02/08/2018

Rooms: -

Property Type: Apartment