

## 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

4 Goldthorns Avenue, 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  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	926 Burke Rd DEEPDENE 3103	\$2,750,000	27/04/2018
2	156 Wellington St KEW 3101	\$2,680,000	16/06/2018
3	31 Wrixon St KEW 3101	\$2,560,000	31/05/2018

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.



 3    1    3

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 803 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$2,500,000 - \$2,750,000  
**Median House Price**  
 June quarter 2018: \$2,290,000

## Comparable Properties



**926 Burke Rd DEEPPDENE 3103 (REI)**

**Agent Comments**

 4    2    1

**Price:** \$2,750,000  
**Method:** Sold Before Auction  
**Date:** 27/04/2018  
**Rooms:** 7  
**Property Type:** House (Res)



**156 Wellington St KEW 3101 (REI)**

**Agent Comments**

 5    3    2

**Price:** \$2,680,000  
**Method:** Auction Sale  
**Date:** 16/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 610 sqm approx



**31 Wrixon St KEW 3101 (REI)**

**Agent Comments**

 5    1    2

**Price:** \$2,560,000  
**Method:** Private Sale  
**Date:** 31/05/2018  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 737 sqm approx