

# 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 86 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 \$3,800,000 & \$4,180,000

### Median sale price

Median price \$2,160,800 Property Type House Suburb Kew

Period - From 01/07/2019 to 30/09/2019 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	6 Bowley Av BALWYN 3103	\$4,120,000	06/06/2019
2	11 Kalimna St BALWYN 3103	\$3,800,000	04/08/2019
3	45 Campbell Rd DEEPDENE 3103	\$3,800,000	22/05/2019

**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.~~

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**Indicative Selling Price**

\$3,800,000 - \$4,180,000

**Median House Price**

September quarter 2019: \$2,160,800



 4  2  2

**Property Type:** House (Res)

**Land Size:** 797 sqm approx

Agent Comments

## Comparable Properties



6 Bowley Av BALWYN 3103 (REI/VG)

Agent Comments

 5  3  2

**Price:** \$4,120,000

**Method:** Private Sale

**Date:** 06/06/2019

**Rooms:** 8

**Property Type:** House

**Land Size:** 939 sqm approx



11 Kalimna St BALWYN 3103 (REI/VG)

Agent Comments

 6  4  3

**Price:** \$3,800,000

**Method:** Expression of Interest

**Date:** 04/08/2019

**Rooms:** 10

**Property Type:** House (Res)

**Land Size:** 714 sqm approx



45 Campbell Rd DEEPDENE 3103 (REI/VG)

Agent Comments

 5  3  2

**Price:** \$3,800,000

**Method:** Private Sale

**Date:** 22/05/2019

**Property Type:** House

**Land Size:** 740 sqm approx