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Rooms: 6
Property Type: House
Land Size: 402 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,265,000
Median House Price
Year ending March 2019: \$2,055,000

Comparable Properties



146 Peel St KEW 3101 (REI)

Agent Comments

3 2 -

Price: \$1,320,000
Method: Auction Sale
Date: 25/05/2019
Rooms: -
Property Type: House (Res)
Land Size: 334 sqm approx



30 Hutchinson Dr KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Sold Before Auction
Date: 27/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 443 sqm approx



4/6 Fenwick St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,250,000
Method: Sold Before Auction
Date: 29/03/2019
Rooms: -
Property Type: Townhouse (Res)
Land Size: 171 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

40 Vaughan Crescent, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,150,000

&

\$1,265,000

Median sale price

Median price \$2,055,000

House

X

Unit

Suburb Kew

Period - From 01/04/2018

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	146 Peel St KEW 3101	\$1,320,000	25/05/2019
2	30 Hutchinson Dr KEW 3101	\$1,270,000	27/03/2019
3	4/6 Fenwick St KEW 3101	\$1,250,000	29/03/2019

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.