

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

97 Mount Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,200,000 & \$2,400,000

Median sale price

Median price \$2,605,000 Property Type House Suburb Kew

Period - From 01/07/2020 to 30/06/2021 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	50 Malin St KEW 3101	\$2,335,000	22/05/2021
2	12 Edward St HAWTHORN 3122	\$2,292,000	29/05/2021
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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.

This Statement of Information was prepared on:

27/09/2021 09:34



Rooms: 8

Property Type: House

Land Size: 488.101 sqm approx

Agent Comments

Comparable Properties



50 Malin St KEW 3101 (REI/VG)

Agent Comments



Price: \$2,335,000

Method: Auction Sale

Date: 22/05/2021

Property Type: House (Res)

Land Size: 389 sqm approx



12 Edward St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,292,000

Method: Auction Sale

Date: 29/05/2021

Property Type: House (Res)

Land Size: 235 sqm approx

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.