

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

7 Wrixon Street, Kew Vic 3101

Indicative selling price

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

Range between \$6,800,000 & \$7,200,000

Median sale price

Median price \$2,005,000 Property Type House Suburb Kew

Period - From 01/07/2018 to 30/06/2019 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	28 Rowland St KEW 3101	\$7,300,000	10/04/2019
2	21 John St KEW 3101	\$6,885,000	21/09/2019
3	518 Glenferrie Rd HAWTHORN 3122	\$6,725,000	06/09/2019

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.~~

This Statement of Information was prepared on: 10/10/2019 15:10



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Property Type: House (Previously Occupied - Detached)
Land Size: 1562 sqm approx
Agent Comments

Indicative Selling Price
\$6,800,000 - \$7,200,000
Median House Price
Year ending June 2019: \$2,005,000

Comparable Properties



28 Rowland St KEW 3101 (REI/VG)

Agent Comments

5 5 6

Price: \$7,300,000
Method: Private Sale
Date: 10/04/2019
Property Type: House
Land Size: 969 sqm approx



21 John St KEW 3101 (REI)

Agent Comments

5 5 2

Price: \$6,885,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 1540 sqm approx



518 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

5 4 5

Price: \$6,725,000
Method: Sold Before Auction
Date: 06/09/2019
Property Type: House (Res)
Land Size: 1297 sqm approx