# 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 betweer	n \$6,800,000		&		\$7,200,000					
Median sale price										
Median price	\$2,005,000	Property Type Hou		Hou	se		Suburb	Kew		
Period - From	01/07/2018	to	30/06/2019		So	urce	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.

Add	dress 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



7 Wrixon Street, Kew Vic 3101





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) 5 5 5 6 Price: \$7,300,000 Method: Private Sale Date: 10/04/2019 Property Type: House Land Size: 969 sqm approx	Agent Comments
21 John St KEW 3101 (REI) 5 5 5 2 Price: \$6,885,000 Method: Auction Sale Date: 21/09/2019 Property Type: House (Res) Land Size: 1540 sqm approx	Agent Comments
518 Glenferrie Rd HAWTHORN 3122 (REI) 5 4 5 Price: \$6,725,000 Method: Sold Before Auction Date: 06/09/2019 Property Type: House (Res) Land Size: 1297 sqm approx	Agent Comments

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.