

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

108 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

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	152 Edgevale Rd KEW 3101	\$2,200,000	17/09/2019
2	2 Barnard Gr KEW 3101	\$2,001,000	06/05/2019
3	59 Eglinton St KEW 3101	\$1,960,000	21/09/2019

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:

24/10/2019 16:36



Rooms: 6

Property Type: House

Land Size: 409 sqm approx

Agent Comments

Comparable Properties



152 Edgevale Rd KEW 3101 (REI)

Agent Comments



Price: \$2,200,000

Method: Sold Before Auction

Date: 17/09/2019

Property Type: House (Res)



2 Barnard Gr KEW 3101 (REI/VG)

Agent Comments



Price: \$2,001,000

Method: Private Sale

Date: 06/05/2019

Property Type: House

Land Size: 641 sqm approx



59 Eglinton St KEW 3101 (REI)

Agent Comments



Price: \$1,960,000

Method: Auction Sale

Date: 21/09/2019

Rooms: 7

Property Type: House (Res)

Land Size: 370 sqm approx