

# 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

6 Cradley Avenue, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,600,000

&

\$2,800,000

### Median sale price

Median price \$2,169,150

Property Type House

Suburb Kew

Period - From 01/01/2019

to 31/12/2019

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 Fellows St KEW 3101	\$2,795,000	24/10/2019
2	120 Wellington St KEW 3101	\$2,683,500	26/10/2019
3	7 Carson St KEW 3101	\$2,600,000	15/10/2019

**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:

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**Indicative Selling Price**

\$2,600,000 - \$2,800,000

**Median House Price**

Year ending December 2019: \$2,169,150



**Property Type:**

Agent Comments

## Comparable Properties



**28 Fellows St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$2,795,000

**Method:** Sold Before Auction

**Date:** 24/10/2019

**Property Type:** House (Res)

**Land Size:** 728 sqm approx



**120 Wellington St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,683,500

**Method:** Auction Sale

**Date:** 26/10/2019

**Property Type:** House (Res)



**7 Carson St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,600,000

**Method:** Private Sale

**Date:** 15/10/2019

**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 728 sqm approx