



4 2 2

**Rooms:** 7

**Property Type:** House

**Land Size:** 557 sqm approx

Agent Comments

## Comparable Properties



**169 Derby St KEW 3101 (REI)**

Agent Comments

4 1 2

**Price:** \$1,580,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 697 sqm approx



**4 Malmsbury St HAWTHORN 3122 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 23/02/2019

**Rooms:** -

**Property Type:** House - Semi-detached

**Land Size:** 325 sqm approx



**27 Foley St KEW 3101 (REI)**

Agent Comments

2 1 -

**Price:** \$1,520,000

**Method:** Private Sale

**Date:** 15/12/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 310 sqm approx

## 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

53 Denmark Street, 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 \$1,450,000

&

\$1,550,000

### Median sale price

Median price \$2,055,000

House

X

Unit

Suburb Kew

Period - From 01/04/2018

to

31/03/2019

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	169 Derby St KEW 3101	\$1,580,000	23/02/2019
2	4 Malmsbury St HAWTHORN 3122	\$1,530,000	23/02/2019
3	27 Foley St KEW 3101	\$1,520,000	15/12/2018

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.