

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

21 Kent Street, Kew Vic 3101

Indicative selling price

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

Range between

\$1,500,000

&

\$1,600,000

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	1/6 Glendene Av KEW 3101	\$1,600,000	23/09/2019
2	5 Cremin Cl KEW 3101	\$1,560,000	12/10/2019
3	1/45 Parkhill Rd KEW 3101	\$1,540,000	07/12/2019

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:

03/02/2020 16:12

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

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



3 2 1

Property Type: House (Res)

Land Size: 302 sqm approx

Agent Comments

Comparable Properties



1/6 Glendene Av KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,600,000

Method: Private Sale

Date: 23/09/2019

Property Type: Townhouse (Single)



5 Cremin CI KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,560,000

Method: Sold Before Auction

Date: 12/10/2019

Property Type: House (Res)

Land Size: 405 sqm approx



1/45 Parkhill Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,540,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 7

Property Type: Townhouse (Res)