

#### 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	603/118 High Street, Kew Vic 3101
Including suburb and	
postcode	

#### Indicative selling price

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

Single price | \$599,000

#### Median sale price

Median price	\$830,250	Hou	ISE	Unit	х	Suburb	Kew
Period - From	01/10/2018	to	31/12/2018		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

Α\* 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

Add	dress of comparable property	Price	Date of sale
1	17/87-89 Denmark St KEW 3101	\$635,000	01/02/2019
2	602/1a Launder St HAWTHORN 3122	\$635,000	24/01/2019
3	11/2 Calvin St HAWTHORN 3122	\$617,000	30/03/2019

#### 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.

**Account - VICPROP** 





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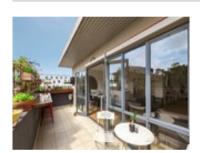
Rooms:

Property Type: Strata Unit/Flat

**Agent Comments** 

**Indicative Selling Price** \$599,000 **Median Unit Price** December quarter 2018: \$830,250

# Comparable Properties



17/87-89 Denmark St KEW 3101 (REI/VG)







Price: \$635,000 Method: Private Sale Date: 01/02/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 



602/1a Launder St HAWTHORN 3122 (REI)

**—** 2







Price: \$635,000 Method: Private Sale Date: 24/01/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 



11/2 Calvin St HAWTHORN 3122 (REI)

**-**2







Price: \$617,000 Method: Auction Sale Date: 30/03/2019

Rooms: -

Property Type: Apartment

**Agent Comments** 

**Account - VICPROP** 





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.

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