

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
603/118 High Street, Kew Vic 3101

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$599,000

Median sale price

Median price \$830,250

House

Unit

X

Suburb Kew

Period - From 01/10/2018

to 31/12/2018

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	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.



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)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 01/02/2019
Rooms: -
Property Type: Apartment



602/1a Launder St HAWTHORN 3122 (REI)

Agent Comments



Price: \$635,000
Method: Private Sale
Date: 24/01/2019
Rooms: -
Property Type: Apartment



11/2 Calvin St HAWTHORN 3122 (REI)

Agent Comments



Price: \$617,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: Apartment