

## 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	94 Edgevale Road, Kew Vic 3101
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#### Indicative selling price

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

Single price	\$1,400,000
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#### Median sale price

Median price	\$1,824,500	House	X	Unit		Suburb	Kew
Period - From	01/01/2019	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	29 Sercombe Gr HAWTHORN 3122	\$1,535,000	08/12/2018
2	27 Foley St KEW 3101	\$1,520,000	15/12/2018
3	31 Pine St HAWTHORN 3122	\$1,495,000	04/03/2019

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 239 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,400,000  
**Median House Price**  
 March quarter 2019: \$1,824,500

## Comparable Properties



**29 Sercombe Gr HAWTHORN 3122 (REI/VG)**   [Agent Comments](#)

3   2   1

**Price:** \$1,535,000  
**Method:** Auction Sale  
**Date:** 08/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 175 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



**31 Pine St HAWTHORN 3122 (REI/VG)**   [Agent Comments](#)

3   1   1

**Price:** \$1,495,000  
**Method:** Private Sale  
**Date:** 04/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 242 sqm approx