

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 Churchill Street, Kew Vic 3101

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb
 Period - From to Source

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	9 Myrtle Av KEW 3101	\$2,255,000	30/03/2019
2	7 Malmsbury St KEW 3101	\$2,010,000	03/04/2019
3	190 Brougham St KEW 3101	\$1,970,000	21/03/2019

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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3 1 2

Rooms:
Property Type: House (Res)
Land Size: 813 sqm approx

Agent Comments
 Plans and permits for 2 luxurious townhouses

Indicative Selling Price
 \$1,900,000 - \$2,090,000
Median House Price
 June quarter 2019: \$1,936,250

Comparable Properties



9 Myrtle Av KEW 3101 (REI/VG)

Agent Comments

5 4 2

Price: \$2,255,000
Method: Auction Sale
Date: 30/03/2019
Rooms: -
Property Type: House
Land Size: 842 sqm approx



7 Malmsbury St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$2,010,000
Method: Sold Before Auction
Date: 03/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 693 sqm approx



190 Brougham St KEW 3101 (REI)

Agent Comments

5 2 2

Price: \$1,970,000
Method: Private Sale
Date: 21/03/2019
Rooms: -
Property Type: House
Land Size: 850 sqm approx