



Rooms: 7

Property Type: House

Land Size: 474 sqm approx

Agent Comments

Comparable Properties



31 Thornton St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Auction Sale

Date: 17/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 383 sqm approx



27 Hutchinson Dr KEW 3101 (VG)

Agent Comments



Price: \$1,400,000

Method: Sale

Date: 18/09/2018

Rooms: -

Property Type: House (Res)

Land Size: 470 sqm approx



1 Vaughan Cr KEW 3101 (REI/VG)

Agent Comments



Price: \$1,375,000

Method: Auction Sale

Date: 20/10/2018

Rooms: -

Property Type: House (Res)

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

7 Hope Court, Kew Vic 3101

Indicative selling price

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

Single price \$1,350,000

Median sale price

Median price \$1,975,000

House

X

Unit

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	31 Thornton St KEW 3101	\$1,400,000	17/11/2018
2	27 Hutchinson Dr KEW 3101	\$1,400,000	18/09/2018
3	1 Vaughan Cr KEW 3101	\$1,375,000	20/10/2018

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.