

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

19 Wellington Street, Kew Vic 3101

Indicative selling price

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

Range between

\$1,650,000

&

\$1,800,000

Median sale price

Median price

\$2,055,000

House

X

Unit

Suburb

Kew

Period - From

01/04/2018

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	14 Calvin St HAWTHORN 3122	\$1,776,000	02/03/2019
2	2 Banool Av KEW 3101	\$1,760,000	23/02/2019
3	21 Woolcock Av KEW EAST 3102	\$1,712,000	23/02/2019

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: House

Land Size: 599 sqm approx

Agent Comments

Comparable Properties



14 Calvin St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$1,776,000

Method: Auction Sale

Date: 02/03/2019

Rooms: -

Property Type: Land (Res)

Land Size: 418 sqm approx



2 Banool Av KEW 3101 (REI)

Agent Comments



Price: \$1,760,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)



21 Woolcock Av KEW EAST 3102 (REI)

Agent Comments



Price: \$1,712,000

Method: Auction Sale

Date: 23/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 702 sqm approx