

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 | 3/52 Alfred Street, Kew Vic 3101 |
|----------------------|----------------------------------|
| Including suburb and | |
| postcode | |
| | |
| | |

Indicative selling price

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

| Range between \$2,600,000 | & | \$2,700,000 |
|---------------------------|---|-------------|
|---------------------------|---|-------------|

Median sale price*

| Median price | \$2,700,000 | Hou | ise X | Unit | | Suburb | Kew |
|---------------|-------------|-----|------------|------|--------|--------------|-----|
| Period - From | 12/03/2018 | to | 12/03/2019 | | Source | PropertyData | |

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

| | areas or comparative property | | 2000 01 0010 |
|---|---------------------------------|-------------|--------------|
| 1 | 52 Harold St HAWTHORN EAST 3123 | \$2,900,000 | 01/09/2018 |
| 2 | 16a Wishart St KEW 3101 | \$2,670,000 | 26/08/2018 |
| 3 | 4/52 Alfred St KEW 3101 | \$2,500,000 | 18/08/2018 |

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.

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Price

Date of sale

Generated: 12/03/2019 14:38











Rooms:

Property Type: Flat

Land Size: 435.732 sqm approx

Agent Comments

Indicative Selling Price \$2,600,000 - \$2,700,000 Median House Price * 12/03/2018 - 12/03/2019: \$2,700,000

* Agent calculated median

Comparable Properties



52 Harold St HAWTHORN EAST 3123 (REI/VG) Agent Comments

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; 3 **;**

Price: \$2,900,000 **Method:** Private Sale **Date:** 01/09/2018

Rooms: 7

Property Type: House (Res) **Land Size:** 446 sqm approx



16a Wishart St KEW 3101 (REI/VG)

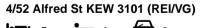
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Price: \$2,670,000 Method: Private Sale Date: 26/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 410 sqm approx

Agent Comments





Price: \$2,500,000 Method: Auction Sale Date: 18/08/2018

Rooms: -

Property Type: House (Res) **Land Size:** 420 sgm approx

Agent Comments

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