

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

3/52 Alfred Street, Kew Vic 3101

Indicative selling priceFor 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 House 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	Price	Date of sale
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.



4 bedrooms, 0 bathrooms, 2 cars

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

4 bedrooms, 3 bathrooms, 2 cars

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) Agent Comments

4 bedrooms, 2 bathrooms, 2 cars

Price: \$2,670,000
Method: Private Sale
Date: 26/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 410 sqm approx



4/52 Alfred St KEW 3101 (REI/VG) Agent Comments

5 bedrooms, 4 bathrooms, 2 cars

Price: \$2,500,000
Method: Auction Sale
Date: 18/08/2018
Rooms: -
Property Type: House (Res)
Land Size: 420 sqm approx