

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

87 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,750,000

&

\$2,950,000

Median sale price

Median price \$2,017,500

Property Type House

Suburb Kew

Period - From 01/10/2018

to 30/09/2019

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	10 Nicholson St HAWTHORN EAST 3123	\$2,900,000	30/10/2019
2	6 Dean St KEW 3101	\$2,858,000	05/10/2019
3	120 Wellington St KEW 3101	\$2,683,500	26/10/2019

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.~~

This Statement of Information was prepared on:

09/11/2019 16:29

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Indicative Selling Price

\$2,750,000 - \$2,950,000

Median House Price

Year ending September 2019: \$2,017,500



 5  2  2

Property Type:

Land Size: 525 sqm approx

Agent Comments

Comparable Properties



10 Nicholson St HAWTHORN EAST 3123 (REI) **Agent Comments**

 5  2  2

Price: \$2,900,000

Method: Private Sale

Date: 30/10/2019

Property Type: House

Land Size: 693 sqm approx



6 Dean St KEW 3101 (REI)

Agent Comments

 3  2  2

Price: \$2,858,000

Method: Auction Sale

Date: 05/10/2019

Rooms: 5

Property Type: House (Res)

Land Size: 615 sqm approx



120 Wellington St KEW 3101 (REI)

Agent Comments

 4  2  2

Price: \$2,683,500

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)