

## 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 43 Edgevale Road, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,325,000 & \$1,457,500

#### Median sale price

Median price \$2,005,000 House X Unit Suburb Kew

Period - From 01/07/2018 to 30/06/2019 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	31 Pine St HAWTHORN 3122	\$1,495,000	04/03/2019
2	45 Edgevale Rd KEW 3101	\$1,430,000	16/03/2019
3	59 Denmark St KEW 3101	\$1,240,000	22/06/2019

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.

43 Edgevale Road, Kew Vic 3101

Marty Fox  
9645 9699  
0438 808 859  
marty@whitefoxrealestate.com.au



3 1 0

**Rooms:**  
**Property Type:** House  
**Land Size:** 234 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,325,000 - \$1,457,500  
**Median House Price**  
Year ending June 2019: \$2,005,000

## Comparable Properties



31 Pine St HAWTHORN 3122 (REI/VG)

[Agent Comments](#)

3 1 1

**Price:** \$1,495,000  
**Method:** Private Sale  
**Date:** 04/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 242 sqm approx



45 Edgevale Rd KEW 3101 (REI/VG)

[Agent Comments](#)

3 2 -

**Price:** \$1,430,000  
**Method:** Auction Sale  
**Date:** 16/03/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 199 sqm approx



59 Denmark St KEW 3101 (REI)

[Agent Comments](#)

3 1 2

**Price:** \$1,240,000  
**Method:** Auction Sale  
**Date:** 22/06/2019  
**Rooms:** -  
**Property Type:** House (Res)