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	43 Edgevale Road, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$2,005,000	Hou	use X	Unit		Suburb	Kew
Period - From	01/07/2018	to	30/06/2019		Source	REIV	

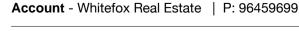
Comparable property sales (*Delete A or B below as applicable)

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.













Property Type: House Land Size: 234 sqm approx

Agent Comments

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

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)

-3







Price: \$1,495,000 Method: Private Sale Date: 04/03/2019

Rooms: -

Property Type: House Land Size: 242 sqm approx **Agent Comments**



45 Edgevale Rd KEW 3101 (REI/VG)

1 3







Agent Comments

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)

-3





Agent Comments

Price: \$1,240,000 Method: Auction Sale Date: 22/06/2019

Rooms: -

Property Type: House (Res)

Account - Whitefox Real Estate | P: 96459699





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