

STATEMENT OF INFORMATION

INTERNET ADVERTISING FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2 Victor Avenue, Kew, VIC 3101

INDICATIVE SELLING PRICE

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

Range Between \$1,600,000 & \$1,760,000

MEDIAN SALE PRICE

Median price \$2,055,000 | House | Kew (3101)

Period - From 1 April 2018 to 31 March 2019 | Source - REIV

COMPARABLE PROPERTY SALES

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
34 CAMPBELL STREET, KEW VIC 3101	\$1,710,000	18/05/2019
2 REGENCY GROVE, KEW VIC 3101	\$1,670,000	05/10/2019
4 CORSEWALL CLOSE, HAWTHORN VIC 3122	\$1,625,500	04/06/2019