

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	2/35 Alfred Street, Kew Vic 3101
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Indicative selling price

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

Single price	\$800,000
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Median sale price

Median price	\$830,250	House		Unit	X	Suburb	Kew
Period - From	01/10/2018	to	31/12/2018	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	5/2a Lyall St HAWTHORN 3122	\$801,000	23/02/2019
2	2/16 Corsewall CI HAWTHORN 3122	\$795,000	26/10/2018
3	3/45 Nicholson St BALWYN NORTH 3104	\$780,000	08/12/2018

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.



2 1 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$800,000
Median Unit Price
December quarter 2018: \$830,250

Comparable Properties



5/2a Lyall St HAWTHORN 3122 (REI)

Agent Comments

2 1 -

Price: \$801,000
Method: Auction Sale
Date: 23/02/2019
Rooms: -
Property Type: Apartment



2/16 Corsewall CI HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$795,000
Method: Sold Before Auction
Date: 26/10/2018
Rooms: -
Property Type: Unit



3/45 Nicholson St BALWYN NORTH 3104 (REI) Agent Comments

2 1 2

Price: \$780,000
Method: Auction Sale
Date: 08/12/2018
Rooms: -
Property Type: Villa