

# 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

7 Hutchinson Drive, 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 \$1,600,000 & \$1,700,000

### Median sale price

Median price \$2,790,000 Property Type House Suburb Kew

Period - From 01/04/2021 to 30/06/2021 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	144 Eglinton St KEW 3101	\$1,805,000	07/08/2021
2	45 Park Cr KEW 3101	\$1,650,000	28/08/2021
3	4 Loch St KEW 3101	\$1,596,000	07/08/2021

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:

23/09/2021 09:55



 3    2    2

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 450 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,700,000  
**Median House Price**  
June quarter 2021: \$2,790,000

## Comparable Properties



144 Eglinton St KEW 3101 (REI)

Agent Comments

 3    1    2

**Price:** \$1,805,000  
**Method:** Auction Sale  
**Date:** 07/08/2021  
**Property Type:** House (Res)



45 Park Cr KEW 3101 (REI)

Agent Comments

 3    2    2

**Price:** \$1,650,000  
**Method:** Auction Sale  
**Date:** 28/08/2021  
**Property Type:** House (Res)  
**Land Size:** 508 sqm approx



4 Loch St KEW 3101 (REI)

Agent Comments

 3    1    1

**Price:** \$1,596,000  
**Method:** Auction Sale  
**Date:** 07/08/2021  
**Property Type:** House (Res)  
**Land Size:** 313 sqm approx

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