

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

122 Pakington Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,300,000 House Unit Suburb Kew

Period - From 01/01/2018 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	34 Edgevale Rd KEW 3101	\$2,260,000	27/10/2018
2	11 Yarralea St ALPHINGTON 3078	\$2,200,000	10/11/2018
3	51 Pakington St KEW 3101	\$1,970,000	12/12/2018

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.

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Indicative Selling Price

\$1,900,000 - \$2,090,000

Median House Price

Year ending December 2018: \$2,300,000



 5  2  1

Rooms:

Property Type: House

Land Size: 569 sqm approx

Agent Comments

Comparable Properties



34 Edgevale Rd KEW 3101 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,260,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

Land Size: 412 sqm approx



11 Yarralea St ALPHINGTON 3078 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,200,000

Method: Auction Sale

Date: 10/11/2018

Rooms: -

Property Type: House (Res)

Land Size: 691 sqm approx



51 Pakington St KEW 3101 (REI)

Agent Comments

 4  2  -

Price: \$1,970,000

Method: Private Sale

Date: 12/12/2018

Rooms: -

Property Type: House

Land Size: 750 sqm approx