

## STATEMENT OF INFORMATION

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address including suburb and postcode

10/56 Harp Road, Kew, VIC 3101

### Indicative selling price

\$ 550,000 - \$600,000

Range between

For the meaning of this price, see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

### Median sale price

Median price  
\$ 1,732,000

House

\*Delete house or unit as applicable

Suburb

KEW

Period

05/10/2018 - 03/04/2019

Source

Price Finder

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale



11/36 ELPHIN GROVE  
HAWTHORN

2 1 1

Agents Advice - Sale \*\$567,000  
Date Sold 01/12/2018  
Land 1637 sqm



36 ELPHIN GROVE  
HAWTHORN

2 0 0

Normal Sale \$567,000  
Date Sold 01/12/2018  
Land 1637 sqm



101/140 COTHAM ROAD  
KEW

2 1 1

Agents Advice - Sale \*\$580,000  
Date Sold 11/12/2018  
Land 1334 sqm