



3   2   2

**Rooms:**

**Property Type:** Townhouse  
(Single)

**Land Size:** 151 sqm approx

**Agent Comments**

## Comparable Properties



**2/8 Hamilton St KEW EAST 3102 (REI/VG)**

**Agent Comments**

3   2   2

**Price:** \$1,348,000

**Method:** Auction Sale

**Date:** 14/11/2018

**Rooms:** -

**Property Type:** Townhouse (Res)



**101 Disraeli St KEW 3101 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$1,260,000

**Method:** Auction Sale

**Date:** 10/11/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 324 sqm approx



**4/8 Fenwick St KEW 3101 (REI)**

**Agent Comments**

2   2   2

**Price:** \$1,210,000

**Method:** Auction Sale

**Date:** 16/03/2019

**Rooms:** -

**Property Type:** House (Res)

## 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

19 James Avenue, 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

\$1,100,000

&

\$1,200,000

#### Median sale price

Median price

\$1,824,500

House

X

Unit

Suburb

Kew

Period - From

01/01/2019

to

31/03/2019

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	2/8 Hamilton St KEW EAST 3102	\$1,348,000	14/11/2018
2	101 Disraeli St KEW 3101	\$1,260,000	10/11/2018
3	4/8 Fenwick St KEW 3101	\$1,210,000	16/03/2019

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.