

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

40 Kellett Grove, Kew Vic 3101

Indicative selling price

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

Single price \$1,395,000

Median sale price

Median price \$2,275,000

House

X

Unit

Suburb Kew

Period - From 01/07/2018

to

30/09/2018

Source REIV

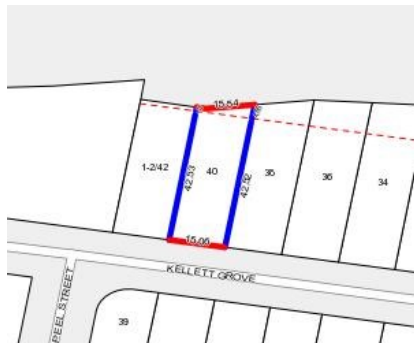
Comparable property sales (*Delete A or B below as applicable)

- 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	30 Clyde St KEW EAST 3102	\$1,322,000	08/09/2018
2	66 Malmsbury St KEW 3101	\$1,346,000	08/09/2018
3	18 Tennyson St KEW 3101	\$1,450,000	22/06/2018

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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 3

Rooms:**Property Type:** House (Res)**Land Size:** 688 sqm approx

Agent Comments

Indicative Selling Price

\$1,395,000

Median House Price

September quarter 2018: \$2,275,000

Comparable Properties

**30 Clyde St KEW EAST 3102 (REI/VG)**

Agent Comments

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 2

Price: \$1,322,000**Method:** Auction Sale**Date:** 08/09/2018**Rooms:** -**Property Type:** House (Res)**Land Size:** 560 sqm approx**66 Malmsbury St KEW 3101 (REI/VG)**

Agent Comments

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 1
 1

Price: \$1,346,000**Method:** Auction Sale**Date:** 08/09/2018**Rooms:** 6**Property Type:** House (Res)**Land Size:** 350 sqm approx**18 Tennyson St KEW 3101 (REI/VG)**

Agent Comments

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 2
 2

Price: \$1,450,000**Method:** Private Sale**Date:** 22/06/2018**Rooms:** 6**Property Type:** House**Land Size:** 351 sqm approx