

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

g06/48 Pakington Street, Kew Vic 3101

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$750,000

&

\$820,000

Median sale price

Median price

\$656,000

House

Unit

X

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	17/60-62 Harp Rd KEW 3101	\$785,000	23/06/2018
2	2/17 Rex Av ALPHINGTON 3078	\$755,000	07/07/2018
3	G05/48 Pakington St KEW 3101	\$750,000	29/08/2018

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.



Rooms:
Property Type:
 Agent Comments

Indicative Selling Price
 \$750,000 - \$820,000
Median Unit Price
 September quarter 2018: \$656,000

Comparable Properties



17/60-62 Harp Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$785,000
Method: Auction Sale
Date: 23/06/2018
Rooms: 5
Property Type: Apartment



2/17 Rex Av ALPHINGTON 3078 (REI/VG)

Agent Comments



Price: \$755,000
Method: Private Sale
Date: 07/07/2018
Rooms: 3
Property Type: Apartment

G05/48 Pakington St KEW 3101 (VG)

Agent Comments



Price: \$750,000
Method: Sale
Date: 29/08/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)