

## 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

70 Fitzwilliam Street, Kew Vic 3101

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

Single price \$1,800,000

**Median sale price**

Median price \$1,975,000

House

X

Unit

Suburb Kew

Period - From 01/10/2018

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	14 Sercombe Gr HAWTHORN 3122	\$1,890,000	22/09/2018
3	12 Bell St HAWTHORN 3122	\$1,780,000	14/09/2018

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.



 3  
  2  
  2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 276 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,800,000  
**Median House Price**  
 December quarter 2018: \$1,975,000

## 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



14 Sercombe Gr HAWTHORN 3122 (REI/VG)

Agent Comments

 3  
  2  
  1

**Price:** \$1,890,000  
**Method:** Auction Sale  
**Date:** 22/09/2018  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 198 sqm approx



12 Bell St HAWTHORN 3122 (REI/VG)

Agent Comments

 2  
  1  
  2

**Price:** \$1,780,000  
**Method:** Private Sale  
**Date:** 14/09/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 265 sqm approx