

## 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	2 Lalla Street, Kew Vic 3101
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#### Indicative selling price

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

Single price

#### Median sale price

Median price	<input type="text" value="\$2,277,500"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Kew"/>
Period - From	<input type="text" value="01/10/2017"/>	to	<input type="text" value="30/09/2018"/>	Source	<input type="text" value="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	11 Ross St KEW 3101	\$4,888,000	11/08/2018
2	5 The Pines KEW 3101	\$4,680,000	24/10/2018
3	18 Grey St BALWYN 3103	\$4,450,000	10/08/2018

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.

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5   4   7

**Rooms:**  
**Property Type:** House (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$4,650,000  
**Median House Price**  
Year ending September 2018: \$2,277,500

## Comparable Properties



11 Ross St KEW 3101 (REI/VG)

**Agent Comments**

4   3   3

**Price:** \$4,888,000  
**Method:** Auction Sale  
**Date:** 11/08/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 872 sqm approx



5 The Pines KEW 3101 (REI)

**Agent Comments**

4   2   2

**Price:** \$4,680,000  
**Method:** Sold Before Auction  
**Date:** 24/10/2018  
**Rooms:** -  
**Property Type:** House (Res)



18 Grey St BALWYN 3103 (VG)

**Agent Comments**

6   -   -

**Price:** \$4,450,000  
**Method:** Sale  
**Date:** 10/08/2018  
**Rooms:** -  
**Property Type:** Land  
**Land Size:** 743 sqm approx