



Rooms: 4
Property Type: House
Agent Comments

Comparable Properties



24 OShaughnessy St KEW 3101 (REI)

Agent Comments



Price: \$1,255,000
Method: Auction Sale
Date: 02/03/2019
Rooms: 6
Property Type: Townhouse (Res)



78 Church St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,227,000
Method: Auction Sale
Date: 02/03/2019
Rooms: -
Property Type: House (Res)
Land Size: 227 sqm approx



28 Parkhill Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$1,225,000
Method: Private Sale
Date: 01/04/2019
Rooms: -
Property Type: House
Land Size: 397 sqm approx

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

59 Denmark Street, Kew Vic 3101

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$2,055,000

House

X

Unit

Suburb

Kew

Period - From

01/04/2018

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	24 OShaughnessy St KEW 3101	\$1,255,000	02/03/2019
2	78 Church St HAWTHORN 3122	\$1,227,000	02/03/2019
3	28 Parkhill Rd KEW 3101	\$1,225,000	01/04/2019

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.