

## 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

19 Stoke Avenue, 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)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb

Period - From  to  Source

#### 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	29 Wimba Av KEW 3101	\$5,100,000	16/02/2019
2	21 Thomas St KEW 3101	\$5,000,000	01/12/2018
3	36 Stanley Gr CANTERBURY 3126	\$4,560,000	21/03/2019

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.



 5   
  3   
  7

**Indicative Selling Price**  
 \$4,600,000 - \$5,000,000  
**Median House Price**  
 Year ending March 2019: \$2,055,000

## Comparable Properties

### 29 Wimba Av KEW 3101 (VG)

Agent Comments

 5   
  -   
  -

**Price:** \$5,100,000  
**Method:** Sale  
**Date:** 16/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1183 sqm approx



### 21 Thomas St KEW 3101 (REI/VG)

Agent Comments

 4   
  2   
  2

**Price:** \$5,000,000  
**Method:** Auction Sale  
**Date:** 01/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 1313 sqm approx



### 36 Stanley Gr CANTERBURY 3126 (REI)

Agent Comments

 5   
  4   
  2

**Price:** \$4,560,000  
**Method:** Private Sale  
**Date:** 21/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 858 sqm approx