

## 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

3 Vista Avenue, Kew Vic 3101

## Indicative selling price

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

Range between \$3,800,000

&amp;

\$4,100,000

## Median sale price

Median price \$1,824,500

House

X

Unit

Suburb Kew

Period - From 01/01/2019

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	36 Stanley Gr CANTERBURY 3126	\$4,560,000	21/03/2019
2	24 Kalimna St BALWYN 3103	\$4,210,000	23/11/2018
3	7 Angle Rd DEEPDENE 3103	\$3,855,000	26/02/2019

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  5  2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 616 sqm approx

Agent Comments

**Indicative Selling Price**

\$3,800,000 - \$4,100,000

**Median House Price**

March quarter 2019: \$1,824,500

## Comparable Properties



**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



**24 Kalimna St BALWYN 3103 (REI/VG)**

Agent Comments

 5  6  2

**Price:** \$4,210,000

**Method:** Sold Before Auction

**Date:** 23/11/2018

**Rooms:** 11

**Property Type:** House (Res)

**Land Size:** 682 sqm approx



**7 Angle Rd DEEPDENE 3103 (REI/VG)**

Agent Comments

 5  5  2

**Price:** \$3,855,000

**Method:** Private Sale

**Date:** 26/02/2019

**Rooms:** 10

**Property Type:** House

**Land Size:** 566 sqm approx