

# 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

3/143 Edgevale Road, 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 \$820,000 & \$900,000

### Median sale price

Median price \$825,000 Property Type Unit Suburb Kew

Period - From 01/07/2020 to 30/06/2021 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	3/99 Earl St KEW 3101	\$870,000	04/05/2021
2	1/49 Studley Park Rd KEW 3101	\$865,000	16/04/2021
3	5/33 Studley Park Rd KEW 3101	\$820,000	02/10/2021

**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.~~

This Statement of Information was prepared on:

14/10/2021 11:36

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2 1 1

**Rooms:** 4  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$820,000 - \$900,000  
**Median Unit Price**  
Year ending June 2021: \$825,000

## Comparable Properties



**3/99 Earl St KEW 3101 (REI/VG)**

**Agent Comments**

2 1 1

**Price:** \$870,000  
**Method:** Sold Before Auction  
**Date:** 04/05/2021  
**Property Type:** Townhouse (Res)



**1/49 Studley Park Rd KEW 3101 (VG)**

**Agent Comments**

2 - -

**Price:** \$865,000  
**Method:** Sale  
**Date:** 16/04/2021  
**Property Type:** Strata Unit/Flat



**5/33 Studley Park Rd KEW 3101 (REI)**

**Agent Comments**

2 1 1

**Price:** \$820,000  
**Method:** Auction Sale  
**Date:** 02/10/2021  
**Property Type:** Unit

**Account - Belle Property Glen Iris | P: 03 98181888**