

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

31 May Street, Kew Vic 3101

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$2,055,000

 House

X

 Unit

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 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	70 Fitzwilliam St KEW 3101	\$1,690,000	02/04/2019
2	31 Pine St HAWTHORN 3122	\$1,495,000	04/03/2019
3	94 Edgevale Rd KEW 3101	\$1,460,000	01/06/2019

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.



 3  2  2

Rooms:
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,600,000
Median House Price
Year ending March 2019: \$2,055,000

Comparable Properties



70 Fitzwilliam St KEW 3101 (VG)

Agent Comments

 4  -  -

Price: \$1,690,000
Method: Sale
Date: 02/04/2019
Rooms: -
Property Type: House (Res)
Land Size: 276 sqm approx



31 Pine St HAWTHORN 3122 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,495,000
Method: Private Sale
Date: 04/03/2019
Rooms: -
Property Type: House
Land Size: 242 sqm approx



94 Edgevale Rd KEW 3101 (REI)

Agent Comments

 3  2  -

Price: \$1,460,000
Method: Auction Sale
Date: 01/06/2019
Rooms: -
Property Type: House (Res)