

## 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  
7 Malmsbury Street, 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 \$1,700,000 & \$1,870,000

#### Median sale price

Median price \$1,975,000 House X Unit Suburb Kew

Period - From 01/10/2018 to 31/12/2018 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	190 Brougham St KEW 3101	\$2,100,000	05/02/2019
2	20 Banool Av KEW 3101	\$1,895,000	15/12/2018
3	10 Bowen St KEW 3101	\$1,880,000	27/10/2018

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.



**Rooms:**  
**Property Type:**  
 Agent Comments

**Indicative Selling Price**  
 \$1,700,000 - \$1,870,000  
**Median House Price**  
 December quarter 2018: \$1,975,000

## Comparable Properties



**190 Brougham St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,100,000  
**Method:** Private Sale  
**Date:** 05/02/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 850 sqm approx



**20 Banool Av KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,895,000  
**Method:** Auction Sale  
**Date:** 15/12/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 558 sqm approx



**10 Bowen St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$1,880,000  
**Method:** Auction Sale  
**Date:** 27/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx