

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Indicative selling price

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

Range between	\$1,700,000	&	\$1,870,000

Median sale price

Median price	\$1,975,000	Hou	ıse 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.

Add	dress 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.





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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)

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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)

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Price: \$1,895,000 **Method:** Auction Sale **Date:** 15/12/2018

Rooms: -

Property Type: House (Res) **Land Size:** 558 sqm approx

Agent Comments



10 Bowen St KEW 3101 (REI/VG)

---| 2





Agent Comments

Price: \$1,880,000 **Method:** Auction Sale **Date:** 27/10/2018

Rooms: -

Property Type: House (Res) **Land Size:** 697 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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