

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

247 Wiltshire Drive, Kew Vic 3101

Indicative selling price

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

Range between

\$790,000

&

\$850,000

Median sale price

Median price

\$789,500

Property Type

Unit

Suburb

Kew

Period - From

01/07/2019

to

30/09/2019

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	256 Wiltshire Dr, Kew, Vic 3101, Australia	\$835,000	16/10/2019
2	191 Wiltshire Dr, Kew, Vic 3101, Australia	\$823,500	30/09/2019
3			

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:

04/12/2019 10:11



Property Type: House (Previously Occupied - Detached)
Agent Comments

Indicative Selling Price
\$790,000 - \$850,000
Median Unit Price
September quarter 2019: \$789,500

Comparable Properties

256 Wiltshire Dr, Kew, Vic 3101, Australia (REI) **Agent Comments**



Price: \$835,000
Method:
Date: 16/10/2019
Property Type: Townhouse (Single)

191 Wiltshire Dr, Kew, Vic 3101, Australia (REI) **Agent Comments**



Price: \$823,500
Method:
Date: 30/09/2019
Property Type: Townhouse (Single)

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.