Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 15 Lower Drive, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Single price	e \$1,888,888							
Median sale price								
Median price	\$2,850,000	Pro	operty Type Hou	se	Suburb	Kew		
Period - From	01/10/2022	to	31/12/2022	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.

Ad	dress of comparable property	Price	Date of sale
1	14 Park Av KEW 3101	\$2,188,000	15/03/2023
2	57 Eglinton St KEW 3101	\$1,850,000	05/12/2022
3	17 Stevens CI KEW 3101	\$1,815,000	01/04/2023

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:

12/04/2023 11:39



15 Lower Drive, Kew Vic 3101

RT Edgar





Property Type: House Agent Comments

Jenny Zhang 03 8888 2000 0450 809 188 jzhang@rtedgar.com.au

Indicative Selling Price \$1,888,888 Median House Price December quarter 2022: \$2,850,000

Comparable Properties

14 Park Av KEW 3101 (REI) 4 4 2 2 Price: \$2,188,000 Method: Sold Before Auction Date: 15/03/2023 Property Type: House (Res) Land Size: 410 sqm approx	Agent Comments
57 Eglinton St KEW 3101 (REI/VG) 4 2 2 2 Price: \$1,850,000 Method: Private Sale Date: 05/12/2022 Property Type: House Land Size: 420 sqm approx	Agent Comments
17 Stevens CI KEW 3101 (REI) 4 2 2 2 Price: \$1,815,000 Method: Auction Sale Date: 01/04/2023 Property Type: House (Res) Land Size: 424 sqm approx	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

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