

## 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

3/32 Ridgeway Avenue, 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 \$1,000,000

&amp;

\$1,100,000

**Median sale price**

Median price \$744,000

House

Unit

X

Suburb Kew

Period - From 01/01/2017

to

31/12/2017

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	3/324 Cotham Rd KEW 3101	\$1,140,000	20/02/2018
2	26 Oshaughnessy St KEW 3101	\$1,125,000	16/12/2017
3	1/14 Woodlands Av KEW EAST 3102	\$994,500	10/02/2018

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.



2 2 2

**Rooms:** 2  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median Unit Price**  
Year ending December 2017: \$744,000

## Comparable Properties



**3/324 Cotham Rd KEW 3101 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,140,000  
**Method:** Sold Before Auction  
**Date:** 20/02/2018  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 264 sqm approx



**26 Oshaughnessy St KEW 3101 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,125,000  
**Method:** Auction Sale  
**Date:** 16/12/2017  
**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 149 sqm approx



**1/14 Woodlands Av KEW EAST 3102 (REI)**

**Agent Comments**

3 1 2

**Price:** \$994,500  
**Method:** Auction Sale  
**Date:** 10/02/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)