

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

59 Wills Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

Median sale price

Median price \$2,535,000

Property Type House

Suburb Kew

Period - From 25/05/2020

to

24/05/2021

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	6 Willsmere Rd KEW 3101	\$2,620,000	15/04/2021
2	11 Ermington Pl KEW 3101	\$2,630,000	27/03/2021
3	1c Molesworth St KEW 3101	\$2,500,000	13/02/2021

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:

25/05/2021 12:38



Property Type:

Land Size: 777 sqm approx

Agent Comments

Comparable Properties



6 Willsmere Rd KEW 3101 (REI)

Agent Comments



Price: \$2,620,000

Method: Private Sale

Date: 15/04/2021

Property Type: House

Land Size: 748 sqm approx



11 Ermington Pl KEW 3101 (REI)

Agent Comments



Price: \$2,630,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 785 sqm approx



1c Molesworth St KEW 3101 (REI/VG)

Agent Comments



Price: \$2,500,000

Method: Sold Before Auction

Date: 13/02/2021

Property Type: House (Res)

Land Size: 692 sqm approx