

## 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

4/37 Foley Street, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$895,000

#### Median sale price

Median price \$830,250

House

Unit

X

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.

	Address of comparable property	Price	Date of sale
1	24 OShaughnessy St KEW 3101	\$1,255,000	02/03/2019
2	8/69 Wattle Rd HAWTHORN 3122	\$950,000	27/03/2019
3	4/33 Foley St KEW 3101	\$907,500	23/03/2019

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.



3   
 2   
 2

**Rooms:**  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
 \$895,000

**Median Unit Price**  
 December quarter 2018: \$830,250

## Comparable Properties



**24 OShaughnessy St KEW 3101 (REI)**

**Agent Comments**

3   
 2   
 2

**Price:** \$1,255,000  
**Method:** Auction Sale  
**Date:** 02/03/2019  
**Rooms:** 6  
**Property Type:** Townhouse (Res)



**8/69 Wattle Rd HAWTHORN 3122 (REI)**

**Agent Comments**

3   
 1   
 1

**Price:** \$950,000  
**Method:** Private Sale  
**Date:** 27/03/2019  
**Rooms:** -  
**Property Type:** Townhouse (Single)  
**Land Size:** 180 sqm approx



**4/33 Foley St KEW 3101 (REI)**

**Agent Comments**

3   
 1   
 2

**Price:** \$907,500  
**Method:** Auction Sale  
**Date:** 23/03/2019  
**Rooms:** -  
**Property Type:** Unit