

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

30 Cypress Way Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,100,000

&

\$2,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,980,000

Property type

House

Suburb

Kew

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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









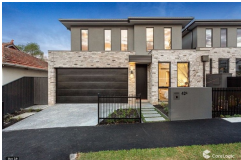



| | | |
|----------------------------------|-------------|-----------|
| 4 Arbour Drive Kew VIC 3101 | \$2,185,000 | 07-Dec-19 |
| 118 Peel Street Kew VIC 3101 | \$2,110,000 | 22-Jul-19 |
| 42A Ridgeway Avenue Kew VIC 3101 | \$2,100,000 | 30-Oct-19 |

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 6 months.~~

This Statement of Information was prepared on: 15 January 2020

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| | | | |
|---|---|---|----------------------------|
|  | 4 Arbour Drive Kew VIC 3101 | Sold Price ^{RS} \$2,185,000 ^{UN} | Sold Date 07-Dec-19 |
|  4  2  2 | Distance 0.43km | | |
|  | 118 Peel Street Kew VIC 3101 | Sold Price \$2,110,000 | Sold Date 22-Jul-19 |
|  4  3  2 | Distance 0.93km | | |
|  | 42A Ridgeway Avenue Kew VIC 3101 | Sold Price \$2,100,000 | Sold Date 30-Oct-19 |
|  4  3  2 | Distance 1.67km | | |

RS = Recent sale **UN** = Undisclosed Sale

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