

#### 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	g05/48 Pakington Street, Kew Vic 3101
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$750,000	&	\$825,000

#### Median sale price

Median price	\$687,000	Hou	se	Unit	Х	Suburb	Kew
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

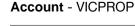
#### Comparable property sales (\*Delete A or B below as applicable)

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 2/9 Peel St KEW 3101 \$801,000 17/02/2018 2 512/862 Glenferrie Rd HAWTHORN 3122 \$795,000 21/12/2017 3 4/150 Barkers Rd HAWTHORN 3122 \$795,000 30/01/2018

#### 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.







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Rooms: **Property Type:** 

Agent Comments

**Indicative Selling Price** \$750,000 - \$825,000 **Median Unit Price** March quarter 2018: \$687,000

### Comparable Properties



2/9 Peel St KEW 3101 (REI/VG)

**二** 2



Price: \$801,000 Method: Auction Sale Date: 17/02/2018

Rooms: -

Property Type: Apartment

Agent Comments



512/862 Glenferrie Rd HAWTHORN 3122

(REI/VG)





**Agent Comments** 

Price: \$795,000 Method: Private Sale Date: 21/12/2017

Rooms: 4

Property Type: Apartment Land Size: 2113 sqm approx







**Agent Comments** 

Price: \$795,000 Method: Private Sale Date: 30/01/2018

Rooms: -

**=** 3

Property Type: Apartment

**Account - VICPROP** 





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