

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

g05/48 Pakington Street, Kew Vic 3101

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

House

Unit

X

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.



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)

Agent Comments



Price: \$801,000
Method: Auction Sale
Date: 17/02/2018
Rooms: -
Property Type: Apartment



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



4/150 Barkers Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$795,000
Method: Private Sale
Date: 30/01/2018
Rooms: -
Property Type: Apartment