

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

1/2 Evans Road, Kew Vic 3101

Indicative selling price

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

Single price

\$930,000

Median sale price

Median price

\$856,000

Property Type

Unit

Suburb

Kew

Period - From

01/07/2021

to

30/09/2021

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	3a Walton St KEW 3101	\$1,228,500	14/10/2021
2	3/3 Mountain Gr KEW 3101	\$935,000	28/09/2021
3	1/54 Campbell St KEW 3101	\$916,500	25/09/2021

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:

18/10/2021 08:30



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Property Type: Villa

Agent Comments

Comparable Properties



3a Walton St KEW 3101 (REI)

Agent Comments

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Price: \$1,228,500

Method: Sold Before Auction

Date: 14/10/2021

Property Type: Townhouse (Single)



3/3 Mountain Gr KEW 3101 (REI)

Agent Comments

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Price: \$935,000

Method: Auction Sale

Date: 28/09/2021

Property Type: Unit



1/54 Campbell St KEW 3101 (REI)

Agent Comments

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Price: \$916,500

Method: Auction Sale

Date: 25/09/2021

Property Type: Unit