

## 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

37 Park Crescent, 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 \$1,450,000

#### Median sale price

Median price \$2,290,000

House

X

Unit

Suburb Kew

Period - From 01/04/2018

to 30/06/2018

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 Vaughan Cr KEW 3101	\$1,470,000	11/07/2018
2	15 Mathers Av KEW EAST 3102	\$1,465,000	28/08/2018
3	815 High St KEW EAST 3102	\$1,450,000	19/09/2018

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:** House (Previously Occupied - Detached)

**Land Size:** 543 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,450,000

**Median House Price**

June quarter 2018: \$2,290,000

## Comparable Properties



**24 Vaughan Cr Kew 3101 (REI)**

Agent Comments



**Price:** \$1,470,000

**Method:** Sold Before Auction

**Date:** 11/07/2018

**Rooms:** -

**Property Type:** House (Res)



**15 Mathers Av Kew East 3102 (REI)**

Agent Comments



**Price:** \$1,465,000

**Method:** Private Sale

**Date:** 28/08/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**815 High St Kew East 3102 (REI)**

Agent Comments



**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 19/09/2018

**Rooms:** -

**Property Type:** House