

#### 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	1/50 Westbrook Street, Kew East Vic 3102
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$1,800,000	&	\$1,900,000
Range between	\$1,800,000	&	\$1,900,000

#### Median sale price

Median price	\$1,785,000	Hou	se X	Unit		Suburb	Kew East
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

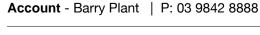
### Comparable property sales (\*Delete A or B below as applicable)

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	20 Belford Av KEW EAST 3102	\$1,865,000	19/05/2018
2	31 Ridgeway Av KEW 3101	\$1,815,000	19/05/2018
3	2 Bennett Pde KEW EAST 3102	\$1,800,000	16/06/2018

#### OR

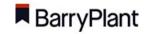
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.







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Rooms: **Property Type: Agent Comments** 

**Indicative Selling Price** \$1,800,000 - \$1,900,000 **Median House Price** September quarter 2018: \$1,785,000

## Comparable Properties



20 Belford Av KEW EAST 3102 (REI/VG)

**-**5

**6** 

Price: \$1,865,000 Method: Auction Sale Date: 19/05/2018

Rooms: -

Property Type: House (Res) Land Size: 466 sqm approx Agent Comments



31 Ridgeway Av KEW 3101 (REI/VG)

Price: \$1,815,000 Method: Auction Sale Date: 19/05/2018

Rooms: 6

Property Type: House (Res) Land Size: 540 sqm approx

**Agent Comments** 



2 Bennett Pde KEW EAST 3102 (REI/VG)

**1** 3

**6** 

Price: \$1,800,000 Method: Auction Sale Date: 16/06/2018

Rooms: 5

Property Type: House (Res) Land Size: 580 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9842 8888





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