

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

1/50 Westbrook Street, Kew East Vic 3102

Indicative selling price

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

Range between

\$1,800,000

&

\$1,900,000

Median sale price

Median price

\$1,785,000

House

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.



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)

Agent Comments



Price: \$1,865,000
Method: Auction Sale
Date: 19/05/2018
Rooms: -
Property Type: House (Res)
Land Size: 466 sqm approx



31 Ridgeway Av KEW 3101 (REI/VG)

Agent Comments



Price: \$1,815,000
Method: Auction Sale
Date: 19/05/2018
Rooms: 6
Property Type: House (Res)
Land Size: 540 sqm approx



2 Bennett Pde KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 16/06/2018
Rooms: 5
Property Type: House (Res)
Land Size: 580 sqm approx