### 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

11 Ross Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$5,000,000		&		\$5,500,000			
Median sale p	rice							
Median price	\$2,680,000	Pro	perty Type Hous		se		Suburb	Kew
Period - From	01/01/2021	to	31/12/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1 Lytton St KEW 3101	\$5,621,000	17/02/2022
2	100 Walpole St KEW 3101	\$5,300,000	26/10/2021
3	17 Holroyd St KEW 3101	\$5,200,000	17/11/2021

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:

10/03/2022 17:01



11 Ross Street, Kew Vic 3101

# **RT Edgar**



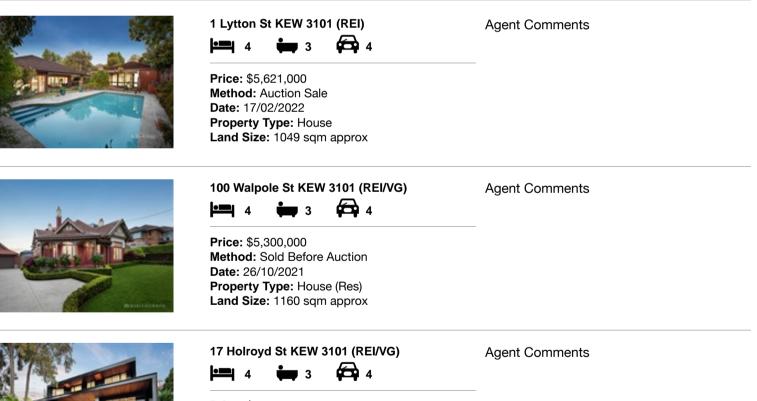


Property Type: House (Res) Land Size: 872 sqm approx Agent Comments

Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

**Indicative Selling Price** \$5,000,000 - \$5,500,000 **Median House Price** Year ending December 2021: \$2,680,000

## **Comparable Properties**





Price: \$5,200,000 Method: Private Sale

Date: 17/11/2021 Property Type: House Land Size: 619 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



propertydata

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