

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$5,000,000

&

\$5,500,000

### Median sale price

Median price \$2,680,000

Property Type House

Suburb Kew

Period - From 01/01/2021

to 31/12/2021

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	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



5 3 4

**Property Type:** House (Res)

**Land Size:** 872 sqm approx

Agent Comments

## Comparable Properties



1 Lytton St KEW 3101 (REI)

4 3 4

Agent Comments

**Price:** \$5,621,000

**Method:** Auction Sale

**Date:** 17/02/2022

**Property Type:** House

**Land Size:** 1049 sqm approx



100 Walpole St KEW 3101 (REI/VG)

4 3 4

Agent Comments

**Price:** \$5,300,000

**Method:** Sold Before Auction

**Date:** 26/10/2021

**Property Type:** House (Res)

**Land Size:** 1160 sqm approx



17 Holroyd St KEW 3101 (REI/VG)

4 3 4

Agent Comments

**Price:** \$5,200,000

**Method:** Private Sale

**Date:** 17/11/2021

**Property Type:** House

**Land Size:** 619 sqm approx