

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

829 High Street, Kew East Vic 3102

Indicative selling price

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

Range between

\$2,200,000

&

\$2,400,000

Median sale price

Median price

\$1,845,500

House

X

Unit

Suburb

Kew East

Period - From

01/01/2017

to

31/12/2017

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	17 Gordon St BALWYN 3103	\$2,330,000	05/12/2017
2	25 Otterington Gr IVANHOE EAST 3079	\$2,365,000	18/11/2017
3	65 Longview Rd BALWYN NORTH 3104	\$2,588,000	20/09/2017

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:** House**Land Size:** 1002 sqm approx

Agent Comments

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

Year ending December 2017: \$1,845,500

Comparable Properties

**17 Gordon St BALWYN 3103 (VG)**

Agent Comments

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Price: \$2,330,000**Method:** Sale**Date:** 05/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 907 sqm approx**25 Otterington Gr IVANHOE EAST 3079 (REI)**

Agent Comments

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  1
  1

Price: \$2,365,000**Method:** Auction Sale**Date:** 18/11/2017**Rooms:** 4**Property Type:** House (Res)**Land Size:** 1078 sqm approx**65 Longview Rd BALWYN NORTH 3104 (REI/VG)**

Agent Comments

 4
  2
  2

Price: \$2,588,000**Method:** Private Sale**Date:** 20/09/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 996 sqm approx