

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 Brazier Grove, Kew Vic 3101

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,240,000

Property Type House

Suburb Kew

Period - From 01/07/2021

to

30/09/2021

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	6 Lower Dr.N KEW 3101	\$2,300,000	04/11/2021
2	5 Brazier Gr KEW 3101	\$2,115,000	16/10/2021
3	11 Arbour Dr KEW 3101	\$2,070,000	13/11/2021

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:

16/11/2021 22:27

1 Brazier Grove, Kew Vic 3101

RT Edgar

Rachael Fabbro
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4 3 2

Property Type: House
Land Size: 443 sqm approx
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
September quarter 2021: \$2,240,000

Comparable Properties



6 Lower Dr.N KEW 3101 (REI)

4 4 2

Agent Comments

Price: \$2,300,000
Method: Private Sale
Date: 04/11/2021
Property Type: House
Land Size: 400 sqm approx



5 Brazier Gr KEW 3101 (REI)

4 3 2

Agent Comments

Price: \$2,115,000
Method: Auction Sale
Date: 16/10/2021
Property Type: House (Res)



11 Arbour Dr KEW 3101 (REI)

4 3 2

Agent Comments

Price: \$2,070,000
Method: Auction Sale
Date: 13/11/2021
Property Type: House

Account - RT Edgar | P: 03 9826 1000



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