

# 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

119 Willsmere Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$1,580,000

&

\$1,650,000

### Median sale price

Median price \$2,500,000

Property Type House

Suburb Kew

Period - From 01/10/2023

to

31/12/2023

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	70 Cobden St KEW 3101	\$1,750,000	06/12/2023
2	124 Kilby Rd KEW EAST 3102	\$1,675,000	11/11/2023
3	1A Ridgeway Av KEW 3101	\$1,605,000	14/02/2024

**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:

22/02/2024 14:58



 3  1  3

**Property Type:** House

**Agent Comments**

**Indicative Selling Price**

\$1,580,000 - \$1,650,000

**Median House Price**

December quarter 2023: \$2,500,000

## Comparable Properties



**70 Cobden St KEW 3101 (REI)**

**Agent Comments**

 3  1  -

**Price:** \$1,750,000

**Method:** Private Sale

**Date:** 06/12/2023

**Property Type:** House

**Land Size:** 575 sqm approx



**124 Kilby Rd KEW EAST 3102 (REI/VG)**

**Agent Comments**

 3  1  1

**Price:** \$1,675,000

**Method:** Sold Before Auction

**Date:** 11/11/2023

**Property Type:** House (Res)

**Land Size:** 472 sqm approx



**1A Ridgeway Av KEW 3101 (REI)**

**Agent Comments**

 3  1  1

**Price:** \$1,605,000

**Method:** Private Sale

**Date:** 14/02/2024

**Property Type:** House

**Land Size:** 511 sqm approx