

## 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

UNIT 4/12 Station Street, Kew East Vic 3102

#### Indicative selling price

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

Range between \$675,000 & \$725,000

#### Median sale price

Median price \$1,080,000 House Unit X Suburb Kew East

Period - From 01/04/2017 to 31/03/2018 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	4/57 Hartwood St KEW EAST 3102	\$725,000	24/02/2018
2	1/35 Strathalbyn St KEW EAST 3102	\$719,000	04/06/2018
3	3/34 Strathalbyn St KEW EAST 3102	\$660,000	02/06/2018

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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**Indicative Selling Price**

\$675,000 - \$725,000

**Median Unit Price**

Year ending March 2018: \$1,080,000



2   
 1   
 1

**Rooms:** 4**Property Type:** Unit(Single)**Agent Comments**

## Comparable Properties

**4/57 Hartwood St KEW EAST 3102 (REI/VG)****Agent Comments**

2   
 1   
 1

**Price:** \$725,000**Method:** Auction Sale**Date:** 24/02/2018**Rooms:** -**Property Type:** Unit**1/35 Strathalbyn St KEW EAST 3102 (REI)****Agent Comments**

2   
 1   
 1

**Price:** \$719,000**Method:** Private Sale**Date:** 04/06/2018**Rooms:** -**Property Type:** Unit**3/34 Strathalbyn St KEW EAST 3102 (REI)****Agent Comments**

2   
 1   
 1

**Price:** \$660,000**Method:** Auction Sale**Date:** 02/06/2018**Rooms:** -**Property Type:** Unit