

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

18 Miller Grove, Kew Vic 3101

Indicative selling price

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

Range between \$2,900,000

&

\$3,190,000

Median sale price

Median price \$2,205,000

House

X

Unit

Suburb Kew

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	7 Hillcrest Av KEW 3101	\$3,450,000	21/10/2017
2	6 Carson St KEW 3101	\$3,300,000	27/10/2017
3	30 Hodgson St KEW 3101	\$2,938,888	07/12/2017

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.

**Rooms:****Property Type:** House**Land Size:** 709.812 sqm approx**Agent Comments****Indicative Selling Price**

\$2,900,000 - \$3,190,000

Median House Price

Year ending December 2017: \$2,205,000

Comparable Properties

**7 Hillcrest Av KEW 3101 (REI)****Agent Comments****Price:** \$3,450,000**Method:** Auction Sale**Date:** 21/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 954 sqm approx**6 Carson St KEW 3101 (VG)****Agent Comments****Price:** \$3,300,000**Method:** Sale**Date:** 27/10/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 750 sqm approx**30 Hodgson St KEW 3101 (REI)****Agent Comments****Price:** \$2,938,888**Method:** Private Sale**Date:** 07/12/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 753 sqm approx