

# 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

3/20 Highbury Grove, Kew Vic 3101

### Indicative selling price

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

Range between \$820,000

&

\$900,000

### Median sale price

Median price \$704,250

Property Type Unit

Suburb Kew

Period - From 01/01/2023

to

31/03/2023

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	1/20 Highbury Gr KEW 3101	\$935,000	24/05/2023
2	40 Wiltshire Dr KEW 3101	\$870,000	02/06/2023
3	407/369 High St KEW 3101	\$841,000	10/05/2023

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:

06/07/2023 16:23



2   
 1   
 1

**Rooms:** 4

**Property Type:** Apartment

**Agent Comments**

Completely renovated, dedicated attic storage, covered carport, lockable storeroom, secure video entry, off street visitor's carparking

**Indicative Selling Price**

\$820,000 - \$900,000

**Median Unit Price**

March quarter 2023: \$704,250

## Comparable Properties



**1/20 Highbury Gr KEW 3101 (REI)**

2   
 1   
 1

**Agent Comments**

Ground Floor Apartment

**Price:** \$935,000

**Method:** Sold Before Auction

**Date:** 24/05/2023

**Property Type:** Apartment



**40 Wiltshire Dr KEW 3101 (REI)**

2   
 1   
 2

**Agent Comments**

**Price:** \$870,000

**Method:** Private Sale

**Date:** 02/06/2023

**Property Type:** Apartment



**407/369 High St KEW 3101 (REI)**

2   
 2   
 2

**Agent Comments**

**Price:** \$841,000

**Method:** Sold Before Auction

**Date:** 10/05/2023

**Property Type:** Apartment

**Account** - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088