Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	3/20 Highbury Grove, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Range between \$820,000 &	\$900,000
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Median sale price

Median price	\$704,250	Pro	perty Type U	nit		Suburb	Kew
Period - From	01/01/2023	to	31/03/2023	So	ource	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

Add	dress 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 comparableproperties 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



RT Edgar





Rooms: 4

Property Type: Apartment

Agent Comments

Indicative Selling Price \$820,000 - \$900,000 **Median Unit Price** March quarter 2023: \$704,250

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

Comparable Properties



1/20 Highbury Gr KEW 3101 (REI)

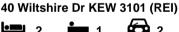
Agent Comments Ground Floor Apartment

Price: \$935,000

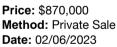
Method: Sold Before Auction

Date: 24/05/2023

Property Type: Apartment



Agent Comments



Property Type: Apartment



407/369 High St KEW 3101 (REI)

Price: \$841.000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: Apartment

Agent Comments

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



