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

11 Vaughan Crescent, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$775,000		&		\$850,000			
Median sale p	rice							
Median price	\$1,410,000	Pro	operty Type	Том	/nhouse		Suburb	Kew
Period - From	29/05/2023	to	28/05/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	2/117 Gillies St FAIRFIELD 3078	\$850,000	16/03/2024
2	2/59 Grange Rd FAIRFIELD 3078	\$800,000	24/02/2024
3	195 Wiltshire Dr KEW 3101	\$765,000	11/04/2024

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:

29/05/2024 17:48









Property Type: Townhouse Agent Comments Andrew James 03 9509 0411 0411 420 788 andrew.james@belleproperty.com

Indicative Selling Price \$775,000 - \$850,000 Median Townhouse Price 29/05/2023 - 28/05/2024: \$1,410,000

Comparable Properties



2/117 Gillies St FAIRFIELD 3078 (REI/VG)



Price: \$850,000 Method: Auction Sale Date: 16/03/2024 Property Type: Townhouse (Single)



2/59 Grange Rd FAIRFIELD 3078 (REI/VG)



Price: \$800,000 Method: Auction Sale Date: 24/02/2024 Property Type: Townhouse (Res)



195 Wiltshire Dr KEW 3101 (REI/VG)



Agent Comments

Agent Comments

Agent Comments

Price: \$765,000 Method: Private Sale Date: 11/04/2024 Property Type: Townhouse (Single)

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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