

# 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 [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$775,000 & \$850,000

### Median sale price

Median price \$1,410,000 Property Type Townhouse Suburb Kew

Period - From 29/05/2023 to 28/05/2024 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	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



 2  1  2

**Property Type:** Townhouse

**Agent Comments**

## Comparable Properties



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

**Agent Comments**

 2  1  1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** Townhouse (Single)



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

**Agent Comments**

 2  1  1

**Price:** \$800,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)



**195 Wiltshire Dr KEW 3101 (REI/VG)**

**Agent Comments**

 2  1  2

**Price:** \$765,000

**Method:** Private Sale

**Date:** 11/04/2024

**Property Type:** Townhouse (Single)