

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

9 Tanner Avenue, Kew East Vic 3102

Indicative selling price

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

Single price \$1,700,000

Median sale price

Median price \$1,975,000

House

X

Unit

Suburb Kew East

Period - From 01/04/2017

to

30/06/2017

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	6 Tanner Av KEW EAST 3102	\$1,880,000	02/03/2017
2	2 Baker Av KEW EAST 3102	\$1,700,000	20/05/2017
3	56 Baker Av KEW EAST 3102	\$1,674,000	18/05/2017

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.



4 2 2

Rooms:**Property Type:** House (Res)**Land Size:** 581 sqm approx

Agent Comments

Filled with character on one of Kew East's quiet, family focused avenues, this charismatic three bedroom home is poised to provide rich rewards both now and in the future. On a 580sqm approx. garden parcel with northern rear, a relaxed farmhouse feel is created by a broad surrounding verandah that encases a flexible floorplan ideal as a "move straight in" solution with scope to update, renovate or build a new family home when desired (STCA). Includes woodbox open fire, reverse cycle heating/cooling, storage garage, excellent parking.

Comparable Properties

**6 Tanner Av KEW EAST 3102 (REI/VG)**

Agent Comments

3 1 2

Price: \$1,880,000**Method:** Sold Before Auction**Date:** 02/03/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 580 sqm approx**2 Baker Av KEW EAST 3102 (REI)**

Agent Comments

3 1 3

Price: \$1,700,000**Method:** Auction Sale**Date:** 20/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 650 sqm approx**56 Baker Av KEW EAST 3102 (REI/VG)**

Agent Comments

3 1 1

Price: \$1,674,000**Method:** Sold Before Auction**Date:** 18/05/2017**Rooms:** -**Property Type:** House (Res)**Land Size:** 652 sqm approx