

# 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

7/89 Harp Road, Kew East Vic 3102

### Indicative selling price

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

Single price

\$849,000

### Median sale price

Median price

\$710,000

Property Type

Unit

Suburb

Kew East

Period - From

07/11/2019

to

06/11/2020

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	2/2 Hughes St BALWYN NORTH 3104	\$890,000	13/06/2020
2			
3			

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:

07/11/2020 14:07



 2  2  2

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$849,000

**Median Unit Price**

07/11/2019 - 06/11/2020: \$710,000

## Comparable Properties



**2/2 Hughes St BALWYN NORTH 3104 (REI/VG)** Agent Comments

 2  1  1

**Price:** \$890,000

**Method:** Auction Sale

**Date:** 13/06/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

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.