

# 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

1/230 Princess Street, Kew Vic 3101

### Indicative selling price

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

Single price

\$899,000

### Median sale price

Median price

\$900,000

Property Type

Unit

Suburb

Kew

Period - From

01/10/2019

to

31/12/2019

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	247 Wiltshire Dr KEW 3101	\$856,000	19/12/2019
2	6/175 Cotham Rd KEW 3101	\$850,000	14/12/2019
3	256 Wiltshire Dr KEW 3101	\$835,000	11/10/2019

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:

12/03/2020 12:03

1/230 Princess Street, Kew Vic 3101

Noel Jones

David Fileccia

98301644

0402 026 748

davidfileccia@noeljones.com.au

**Indicative Selling Price**

\$899,000

**Median Unit Price**

December quarter 2019: \$900,000



3 2 1

**Property Type:** Unit

Agent Comments

## Comparable Properties



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

Agent Comments

3 2 2

**Price:** \$856,000

**Method:** Private Sale

**Date:** 19/12/2019

**Property Type:** Townhouse (Single)

**Land Size:** 103663 sqm approx



**6/175 Cotham Rd KEW 3101 (REI/VG)**

Agent Comments

3 2 1

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 14/12/2019

**Property Type:** Unit

**Land Size:** 1338 sqm approx



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

Agent Comments

3 2 2

**Price:** \$835,000

**Method:** Private Sale

**Date:** 11/10/2019

**Property Type:** Townhouse (Single)

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.