

Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

# 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

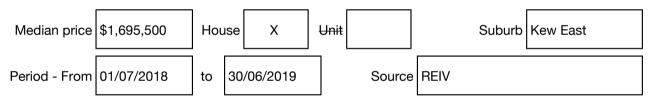
ess 581 High Street, Kew East Vic 3102 nd de

## Indicative selling price

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

 Range between
 \$1,500,000
 &
 \$1,600,000

#### Median sale price



#### 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	46 Bennett Pde KEW EAST 3102	\$1,600,000	21/06/2019
2	4 Hartwood St KEW EAST 3102	\$1,550,000	25/05/2019
3	12 Lister St KEW EAST 3102	\$1,500,000	21/07/2019

#### 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.

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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.

REIV



# woodards 🚾





Rooms: Property Type: House (Res) Land Size: 586 sqm approx Agent Comments Anthony Smith 9805 1111 0419 888 980 asmith@woodards.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending June 2019: \$1,695,500

# **Comparable Properties**

	46 Bennett Pde KEW EAST 3102 (REI)	Agent Comments
	<b>1</b>	Older brick home adjacent to Kew High Schoo
	Price: \$1,600,000	
The second second second	Method: Private Sale	
	Date: 21/06/2019	
E. Marine	Rooms: -	
	Property Type: House	
	Land Size: 601 sqm approx	
Section 1	4 Hartwood St KEW EAST 3102 (REI)	Agent Comments
	<b>1 3 1 </b>	Original condition Californian bungalow. Land value.
	Price: \$1,550,000	
	Method: Auction Sale	
	Date: 25/05/2019	
	Rooms: -	
	Property Type: House (Res)	
	12 Lister St KEW EAST 3102 (REI)	Agent Comments
		-
		Land site only.
	Price: \$1,500,000	
	Method: Private Sale	
	Date: 21/07/2019	
	Rooms: 1	
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Property Type: Land

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