

## 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

581 High Street, 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)

Range between \$1,500,000

&amp;

\$1,600,000

**Median sale price**

Median price \$1,695,500

House

X

Unit

Suburb Kew East

Period - From 01/07/2018

to

30/06/2019

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	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.

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



 3  1  1

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 586 sqm approx

Agent Comments

## Comparable Properties



**46 Bennett Pde KEW EAST 3102 (REI)**

 3  2  -

**Price:** \$1,600,000

**Method:** Private Sale

**Date:** 21/06/2019

**Rooms:** -

**Property Type:** House

**Land Size:** 601 sqm approx

Agent Comments

Older brick home adjacent to Kew High School.



**4 Hartwood St KEW EAST 3102 (REI)**

 3  2  2

**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Rooms:** -

**Property Type:** House (Res)

Agent Comments

Original condition Californian bungalow. Land value.



**12 Lister St KEW EAST 3102 (REI)**

 -  -  -

**Price:** \$1,500,000

**Method:** Private Sale

**Date:** 21/07/2019

**Rooms:** 1

**Property Type:** Land

Agent Comments

Land site only.