

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 Meldrum Street, Kew East VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,675,000

Median sale price

Median price \$1,695,500

Property type House

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 1389 Burke Road KEW EAST 3102	\$1,631,000	02/07/2019
2 5 Simpson Street KEW 3101	\$1,620,000	11/05/2019
3 46 Bennett Pde KEW EAST 3102	\$1,600,000	21/06/2019

This Statement of Information was prepared on: 23/11/2019