

# 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

17 Highbury Grove, Kew Vic 3101

### Indicative selling price

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

Range between \$2,270,000

&

\$2,490,000

### Median sale price

Median price \$823,500

Property Type Unit

Suburb Kew

Period - From 01/07/2019

to 30/06/2020

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	72 Fitzwilliam St KEW 3101	\$2,800,000	15/05/2020
2	29 Edgevale Rd KEW 3101	\$2,600,000	02/07/2020
3	210 Barkers Rd HAWTHORN 3122	\$2,305,000	31/07/2020

**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:

06/10/2020 21:20



			2
			lockup
			garage
			2 car
			space

3/4

3

**Indicative Selling Price**

\$2,270,000 - \$2,490,000

**Median Unit Price**

Year ending June 2020: \$823,500

**Rooms:** 7**Property Type:** House**Land Size:** 477 sqm approx**Agent Comments**

In the heart of Kew, walk to elite schools including Trinity, Xavier, MLC, Ruyton, walk to tram stops, Kew Junction, Glenferrie Rd shops, Sports complex and parks. Well built and maintained. Spacious inside and out.

## Comparable Properties

**72 Fitzwilliam St KEW 3101 (REI/VG)**

	5		2		2
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**Agent Comments**

Bigger land size

**Price:** \$2,800,000**Method:** Private Sale**Date:** 15/05/2020**Property Type:** House**Land Size:** 536 sqm approx**29 Edgevale Rd KEW 3101 (REI)**

	4		2		1
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**Agent Comments**

Next to private school

**Price:** \$2,600,000**Method:** Sold Before Auction**Date:** 02/07/2020**Property Type:** House (Res)**210 Barkers Rd HAWTHORN 3122 (REI/VG)**

	4		3		2
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**Agent Comments**

Smaller land size

**Price:** \$2,305,000**Method:** Private Sale**Date:** 31/07/2020**Property Type:** House**Land Size:** 378 sqm approx