

# RT Edgar

## STATEMENT OF INFORMATION

29 November 2018

### Property offered for sale

62a Fitzwilliam 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 \$1,800,000

### Median sale price

|               |             |       |            |        |        |     |
|---------------|-------------|-------|------------|--------|--------|-----|
| Median price  | \$2,290,000 | House | X          | Unit   | Suburb | Kew |
| Period - From | 01/04/2018  | to    | 30/06/2018 | Source | REIV   |     |

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Alex Broque consider to be most comparable to the property for sale.

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 1 161 Derby St KEW 3101        | \$2,000,000 | 21/04/2018   |
| 2 68 Fitzwilliam St KEW 3101   | \$1,980,000 | 16/06/2018   |
| 3 9 Clevedon Ct KEW 3101       | \$1,900,000 | 01/09/2018   |