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

12 Vaughan Crescent, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pr	rice							
Median price	\$2,887,500	Pro	operty Type	Hou	ise		Suburb	Kew
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	93 Arthur St FAIRFIELD 3078	\$1,650,000	23/10/2022
2	6 Union St KEW 3101	\$1,640,000	10/06/2022
3	19 Darling St FAIRFIELD 3078	\$1,530,000	01/10/2022

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:

09/12/2022 13:05



RT Edgar





Property Type: House **Land Size:** 433 sqm approx Agent Comments Vince Naz 0402 828 198 0402 828 198 vnaz@rtedgar.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price September quarter 2022: \$2,887,500

Comparable Properties





Price: \$1,530,000 Method: Auction Sale Date: 01/10/2022 Rooms: 4 Property Type: House (Res) Land Size: 477 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



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