

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$2,887,500

Property Type House

Suburb Kew

Period - From 01/07/2022

to

30/09/2022

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.

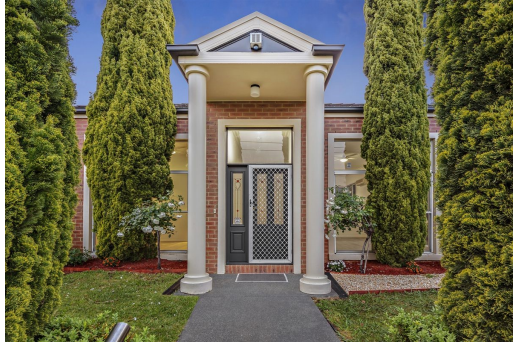
	Address of comparable property	Price	Date of sale
1	93 Arthur St FAIRFIELD 3078	\$1,650,000	23/10/2022
2	6 Union St KEW 3101	\$1,640,000	10/06/2022
3	19 Darling St FAIRFIELD 3078	\$1,530,000	01/10/2022

**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



4 2 2

**Property Type:** House

**Land Size:** 433 sqm approx

Agent Comments

## Comparable Properties



**93 Arthur St FAIRFIELD 3078 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$1,650,000

**Method:** Sold Before Auction

**Date:** 23/10/2022

**Property Type:** House (Res)

**Land Size:** 294 sqm approx



**6 Union St KEW 3101 (REI/VG)**

Agent Comments

3 1 -

**Price:** \$1,640,000

**Method:** Private Sale

**Date:** 10/06/2022

**Property Type:** House (Res)

**Land Size:** 229 sqm approx



**19 Darling St FAIRFIELD 3078 (REI/VG)**

Agent Comments

2 2 -

**Price:** \$1,530,000

**Method:** Auction Sale

**Date:** 01/10/2022

**Rooms:** 4

**Property Type:** House (Res)

**Land Size:** 477 sqm approx