



 2  1  1

**Rooms:** 4

**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/6 Mountain Gr KEW 3101 (REI)**

Agent Comments

 2  1  1

**Price:** \$960,000

**Method:** Private Sale

**Date:** 07/07/2018

**Rooms:** -

**Property Type:** Unit



**5/283 Barkers Rd KEW 3101 (REI/VG)**

Agent Comments

 2  2  1

**Price:** \$857,000

**Method:** Sold Before Auction

**Date:** 05/05/2018

**Rooms:** -

**Property Type:** Apartment



**8/25 Barnsbury Rd DEEPDENE 3103 (REI/VG)**

Agent Comments

 2  1  2

**Price:** \$850,000

**Method:** Auction Sale

**Date:** 03/03/2018

**Rooms:** 1

**Property Type:** Unit

## 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

8B Belmont Avenue, 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 \$850,000

&amp;

\$930,000

## Median sale price

Median price \$770,250

House

Unit

X

Suburb Kew

Period - From 01/07/2017

to

30/06/2018

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	3/6 Mountain Gr KEW 3101	\$960,000	07/07/2018
2	5/283 Barkers Rd KEW 3101	\$857,000	05/05/2018
3	8/25 Barnsbury Rd DEEPDENE 3103	\$850,000	03/03/2018

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.