



 2    1    1

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$1,150,000 - \$1,265,000  
**Median House Price**  
Year ending June 2017: \$2,150,000

## Comparable Properties



**10 Gordon Av KEW 3101 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 06/05/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 194 sqm approx



**3/27 Woodlands Av KEW EAST 3102 (REI)**

**Agent Comments**

 3    3    1

**Price:** \$1,220,000  
**Method:** Private Sale  
**Date:** 24/05/2017  
**Rooms:** -  
**Property Type:** Townhouse (Res)



**2 Lalla Ct KEW 3101 (REI)**

**Agent Comments**

 3    2    2

**Price:** \$1,185,000  
**Method:** Private Sale  
**Date:** 03/04/2017  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 245 sqm approx

## 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

1/42 Cecil 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)

Range between \$1,150,000 & \$1,265,000

#### Median sale price

Median price \$2,150,000

House X

Suburb Kew

Period - From 01/07/2016 to 30/06/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
10 Gordon Av KEW 3101	\$1,230,000	06/05/2017
3/27 Woodlands Av KEW EAST 3102	\$1,220,000	24/05/2017
2 Lalla Ct KEW 3101	\$1,185,000	03/04/2017