

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

3/20 Edgevale Road, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,800,000

&

\$1,900,000

Median sale price

Median price \$1,380,000

Property Type Townhouse

Suburb Kew

Period - From 21/11/2022

to

20/11/2023

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	12/573 Glenferrie Rd HAWTHORN 3122	\$1,883,500	27/05/2023
2	7/37 Robinson Rd HAWTHORN 3122	\$1,880,000	23/05/2023
3	3/847 Glenferrie Rd KEW 3101	\$1,800,000	23/08/2023

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:

21/11/2023 16:41



 4
  2
  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,900,000

Median Townhouse Price

21/11/2022 - 20/11/2023: \$1,380,000

Comparable Properties



12/573 Glenferrie Rd HAWTHORN 3122 (REI)

Agent Comments

 3
  2
  2

Price: \$1,883,500

Method: Private Sale

Date: 27/05/2023

Property Type: Townhouse (Single)



7/37 Robinson Rd HAWTHORN 3122 (REI/VG)

Agent Comments

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  3
  2

Price: \$1,880,000

Method: Private Sale

Date: 23/05/2023

Property Type: Townhouse (Single)



3/847 Glenferrie Rd KEW 3101 (VG)

Agent Comments

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Price: \$1,800,000

Method: Sale

Date: 23/08/2023

Property Type: Flat/Unit/Apartment (Res)