

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

2/12 Lytton Street, Kew Vic 3101

Indicative selling price

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

Range between \$800,000

&

\$850,000

Median sale price

Median price \$843,000

Property Type Unit

Suburb Kew

Period - From 23/02/2021

to

22/02/2022

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	8/42 Elphin Gr HAWTHORN 3122	\$825,000	08/10/2021
2	6/25 Auburn Gr HAWTHORN EAST 3123	\$828,000	08/10/2021
3	3/5 Ridgeway Av KEW 3101	\$843,000	16/10/2021

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:

23/02/2022 18:27



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$800,000 - \$850,000
Median Unit Price
23/02/2021 - 22/02/2022: \$843,000

Comparable Properties



8/42 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$825,000
Method: Private Sale
Date: 08/10/2021
Rooms: 1
Property Type: Apartment



6/25 Auburn Gr HAWTHORN EAST 3123 (REI/VG)

Agent Comments



Price: \$828,000
Method: Auction Sale
Date: 08/10/2021
Property Type: Unit



3/5 Ridgeway Av KEW 3101 (REI/VG)

Agent Comments



Price: \$843,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Unit