## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/12 Lytton Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$800,000		&		\$850,000			
Median sale pr	rice							
Median price	\$843,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	23/02/2021	to	22/02/2022		So	urce	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.

Ade	dress 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**



2 2 2 Price: \$825,000 Method: Private Sale

8/42 Elphin Gr HAWTHORN 3122 (REI)

6/25 Auburn Gr HAWTHORN EAST 3123

Date: 08/10/2021 Rooms: 1 Property Type: Apartment Agent Comments

Agent Comments



(REI/VG) 2



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

#### Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.