#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

Price

Address	2/100 Mount Street, Kew Vic 3101
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$690,000 & \$759,000	Range between	\$690,000	&	\$759,000
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#### Median sale price

Median price	\$855,000	Pro	perty Type Ur	nit		Suburb	Kew
Period - From	01/04/2023	to	30/06/2023	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.

#### Address of comparable property

Auc	areas or comparable property	1 1100	Date of Sale
1	101/307 Barkers Rd KEW 3101	\$690,000	19/06/2023
2	115/201 Whitehorse Rd BALWYN 3103	\$700,000	20/04/2023
3	1/1275 Burke Rd KEW 3101	\$774,000	21/04/2023

#### 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.

)
(



Date of sale

## RT Edgar

Nick Walker 8888 2000 0417 330 650 nwalker@rtedgar.com.au

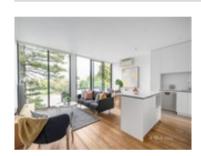
**Indicative Selling Price** \$690,000 - \$759,000 **Median Unit Price** June quarter 2023: \$855,000



Rooms: 4

Property Type: Apartment Land Size: 85 sqm approx Agent Comments

### Comparable Properties



101/307 Barkers Rd KEW 3101 (VG)





Price: \$690,000 Method: Sale Date: 19/06/2023

Property Type: Strata Unit/Flat

**Agent Comments** 

2 bedroom, 2 bathrooms, 1 carpark



115/201 Whitehorse Rd BALWYN 3103 (REI)

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Method: Private Sale Date: 20/04/2023

Price: \$700,000

Property Type: Apartment

**Agent Comments** 



1/1275 Burke Rd KEW 3101 (REI/VG)





Price: \$774,000 Method: Private Sale Date: 21/04/2023

Property Type: Apartment Land Size: 111 sqm approx **Agent Comments** 

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



