

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

4a Union Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,550,000

&

\$1,700,000

Median sale price

Median price \$2,487,500

Property Type House

Suburb Kew

Period - From 01/10/2019

to 30/09/2020

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 | 15 Queen St KEW 3101 | \$1,875,000 | 07/11/2020 |
| 2 | 12 Derrick St KEW 3101 | \$1,640,000 | 21/11/2020 |
| 3 | 42 Cobden St KEW 3101 | \$1,640,000 | 30/09/2020 |

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:

25/11/2020 23:36



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Property Type: House
Land Size: 224 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,550,000 - \$1,700,000
Median House Price
 Year ending September 2020: \$2,487,500

Comparable Properties



15 Queen St KEW 3101 (REI)

Agent Comments

3 2 -

Price: \$1,875,000
Method: Private Sale
Date: 07/11/2020
Property Type: House (Res)



12 Derrick St KEW 3101 (REI)

Agent Comments

2 2 2

Price: \$1,640,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House (Res)
Land Size: 340 sqm approx



42 Cobden St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,640,000
Method: Private Sale
Date: 30/09/2020
Property Type: House