#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

\$1,206,000

### Property offered for sale

21/912 Glenferrie Road, Kew Vic 3101
2

#### Indicative selling price

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

Range between \$1,185,000	&	\$1,300,000
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#### Median sale price

Median price	\$2,350,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/10/2020	to	31/12/2020		Source	REIV	

### Comparable property sales (\*Delete A or B below as applicable)

30 Oshaughnessy St KEW 3101

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.

Add	ress of comparable property	Price	Date of sale
1	5/63 Princess St KEW 3101	\$1,350,000	27/03/2021
2	3/80 Cecil St KEW 3101	\$1,315,000	28/11/2020

#### OR

3

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:	15/04/2021 09:50



20/03/2021

# RT Edgar

James Delbridge 8888 2000 0400 586 101 jdelbridge@rtedgar.com.au

**Indicative Selling Price** \$1,185,000 - \$1,300,000 **Median House Price** 

December quarter 2020: \$2,350,000

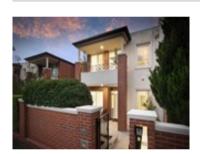


Property Type: Townhouse

(Single)

**Agent Comments** 

## Comparable Properties



5/63 Princess St KEW 3101 (REI)



Price: \$1,350,000 Method: Auction Sale Date: 27/03/2021

Property Type: Townhouse (Res)

**Agent Comments** 



3/80 Cecil St KEW 3101 (REI/VG)





Price: \$1,315,000 Method: Auction Sale Date: 28/11/2020

Property Type: Townhouse (Res)

Agent Comments



30 Oshaughnessy St KEW 3101 (REI)

**--**3





Price: \$1,206,000 Method: Auction Sale Date: 20/03/2021

Property Type: Townhouse (Res)

Agent Comments

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