

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

21/912 Glenferrie Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,185,000

&

\$1,300,000

Median sale price

Median price \$2,350,000

Property 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)

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	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
3	30 Oshaughnessy St KEW 3101	\$1,206,000	20/03/2021

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:

15/04/2021 09:50



 3  2  2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



5/63 Princess St KEW 3101 (REI)

Agent Comments

 3  2  2

Price: \$1,350,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Townhouse (Res)



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

Agent Comments

 3  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 28/11/2020

Property Type: Townhouse (Res)



30 Oshaughnessy St KEW 3101 (REI)

Agent Comments

 3  2  2

Price: \$1,206,000

Method: Auction Sale

Date: 20/03/2021

Property Type: Townhouse (Res)