### 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

120 Wiltshire Drive, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$600,000		&		\$660,000			
Median sale pr	rice							
Median price	\$860,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	01/07/2022	to	30/09/2022		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	132 Wiltshire Dr KEW 3101	\$880,000	06/09/2022
2	149 Wiltshire Dr KEW 3101	\$680,250	09/08/2022
3	141 Wiltshire Dr KEW 3101	\$665,000	31/08/2022

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:

07/12/2022 09:45



120 Wiltshire Drive, Kew Vic 3101

# **RT Edgar**





**Property Type:** Agent Comments

Vince Naz 0402 828 198 0402 828 198 vnaz@rtedgar.com.au

**Indicative Selling Price** \$600,000 - \$660,000 **Median Unit Price** September quarter 2022: \$860,000

## **Comparable Properties**

132 Wiltshire Dr KEW 3101 (VG)



Price: \$880,000 Method: Sale Date: 06/09/2022 Property Type: Flat/Unit/Apartment (Res) Agent Comments

Agent Comments



149 Wiltshire Dr KEW 3101 (REI/VG)



Price: \$680,250 Method: Private Sale Date: 09/08/2022 Property Type: Apartment

141 Wiltshire Dr KEW 3101 (REI/VG)



Agent Comments



Price: \$665.000 Method: Private Sale Date: 31/08/2022 Property Type: Apartment

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





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