

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	35A Westbrook Street, Kew East Vic 3102
---	---

Indicative selling price

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

Range between	\$2,000,000	&	\$2,200,000
---------------	-------------	---	-------------

Median sale price

Median price	\$1,847,750	House	X	Unit		Suburb	Kew East
Period - From	01/07/2017	to	30/06/2018	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		
2		
3		

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.



 4  2  2

Rooms: Plus a Cinema Room

Property Type: Single Level Home

Land Size: 420 approx. sqm

approx

Agent Comments

This low maintenance 3 year old family home with a study and theatre room.

Comparable Properties



4/52 Alfred St KEW 3101 (REI)

 5  4  2

Price: \$2,500,000

Method: Auction Sale

Date: 18/08/2018

Rooms: -

Property Type: House (Res)

Land Size: 420 sqm approx

Agent Comments

This home has the same size land with 1 extra bedroom and bathroom. This home does not have a cinema room though.

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.