

# 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

2/505 High Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$550,000

### Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Kew

Period - From

01/01/2020

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	4/55-57 Brougham St KEW 3101	\$580,000	31/10/2020
2	4/20 Rosssfield Av KEW 3101	\$570,000	22/10/2020
3	3/46 Bell St HAWTHORN 3122	\$552,000	19/12/2020

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:

20/01/2021 10:25



2 1 1

**Property Type:** Flat

**Agent Comments**

**Indicative Selling Price**

\$550,000

**Median Unit Price**

Year ending December 2020: \$820,000

## Comparable Properties



**4/55-57 Brougham St KEW 3101 (REI)**

**Agent Comments**

2 1 1

**Price:** \$580,000

**Method:** Private Sale

**Date:** 31/10/2020

**Property Type:** Apartment



**4/20 Rossfield Av KEW 3101 (VG)**

**Agent Comments**

2 - -

**Price:** \$570,000

**Method:** Sale

**Date:** 22/10/2020

**Property Type:** Strata Unit/Flat



**3/46 Bell St HAWTHORN 3122 (REI)**

**Agent Comments**

2 1 1

**Price:** \$552,000

**Method:** Auction Sale

**Date:** 19/12/2020

**Property Type:** Apartment