# 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										
Single price	e \$550,000									
Median sale price										
Median price	\$820,000	Pro	perty Type U	nit		Suburb	Kew			
Period - From	01/01/2020	to	31/12/2020	So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	4/55-57 Brougham St KEW 3101	\$580,000	31/10/2020
2	4/20 Rossfield 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





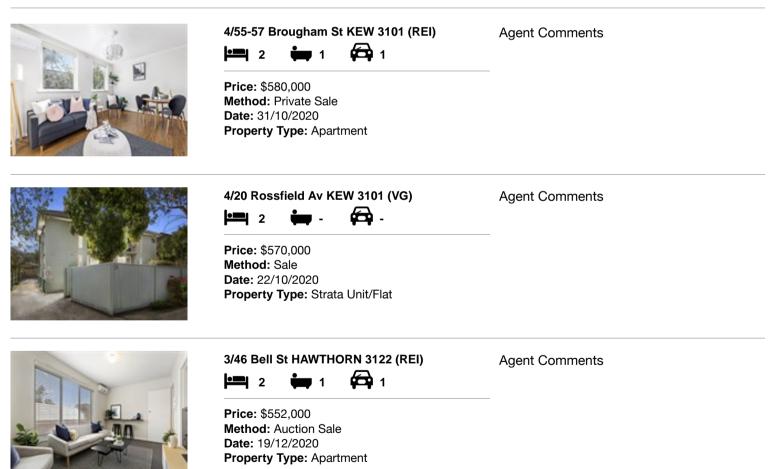




**Property Type:** Flat Agent Comments

Indicative Selling Price \$550,000 Median Unit Price Year ending December 2020: \$820,000

# **Comparable Properties**



Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.