

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

2/2 Bradford Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$721,000

Property Type Unit

Suburb Kew

Period - From 01/07/2018

to 30/06/2019

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	46 May St KEW 3101	\$975,000	05/06/2019
2	2/6 Marshall Av KEW 3101	\$951,000	18/05/2019
3	6/285 Barkers Rd KEW 3101	\$950,000	28/06/2019

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:

24/09/2019 15:55



 3  1  1

Property Type: Flat

Land Size: 965.724 sqm approx

Agent Comments

Comparable Properties



46 May St KEW 3101 (REI/VG)

Agent Comments

 2  1  1

Price: \$975,000

Method: Sold Before Auction

Date: 05/06/2019

Rooms: 5

Property Type: House (Res)

Land Size: 238 sqm approx



2/6 Marshall Av KEW 3101 (REI/VG)

Agent Comments

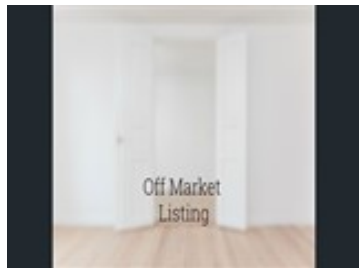
 2  2  1

Price: \$951,000

Method: Auction Sale

Date: 18/05/2019

Property Type: Townhouse (Res)



6/285 Barkers Rd KEW 3101 (REI)

Agent Comments

 3  1  2

Price: \$950,000

Method: Private Sale

Date: 28/06/2019

Property Type: Unit