

# 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

27 Rockingham 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)

Range between \$2,900,000 & \$3,190,000

### Median sale price

Median price \$2,350,000 Property Type House Suburb Kew

Period - From 01/10/2020 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	5 Milfay Av KEW 3101	\$3,275,000	30/11/2020
2	2/15 Bowen St KEW 3101	\$3,235,000	14/12/2020
3	4 Pine St HAWTHORN 3122	\$3,140,000	19/10/2020

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:

05/02/2021 12:31



3 2.5 2

**Property Type:** House

**Land Size:** 601 sqm approx

Agent Comments

## Comparable Properties



**5 Milfay Av KEW 3101 (REI)**

Agent Comments

4 2 4

**Price:** \$3,275,000

**Method:** Private Sale

**Date:** 30/11/2020

**Property Type:** House

**Land Size:** 624 sqm approx



**2/15 Bowen St KEW 3101 (REI/VG)**

Agent Comments

4 3 3

**Price:** \$3,235,000

**Method:** Private Sale

**Date:** 14/12/2020

**Rooms:** 7

**Property Type:** House

**Land Size:** 495 sqm approx



**4 Pine St HAWTHORN 3122 (VG)**

Agent Comments

4 - -

**Price:** \$3,140,000

**Method:** Sale

**Date:** 19/10/2020

**Property Type:** House (Res)

**Land Size:** 606 sqm approx