

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

152 Wiltshire Drive, Kew Vic 3101

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$704,250

Property Type Unit

Suburb Kew

Period - From 01/01/2023

to 31/03/2023

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	4/100 Willsmere Rd KEW 3101	\$680,000	25/03/2023
2	1/22 Highbury Gr KEW 3101	\$665,000	29/12/2022
3	120 Wiltshire Dr KEW 3101	\$650,000	16/01/2023

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:

14/06/2023 09:17



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median Unit Price

March quarter 2023: \$704,250

Comparable Properties



4/100 Willsmere Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$680,000

Method: Auction Sale

Date: 25/03/2023

Property Type: Unit



1/22 Highbury Gr KEW 3101 (REI/VG)

Agent Comments



Price: \$665,000

Method: Sold Before Auction

Date: 29/12/2022

Property Type: Unit



120 Wiltshire Dr KEW 3101 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 16/01/2023

Property Type: Unit