## 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

76 Edgevale Road, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,250,000								
Median sale price									
Median price	\$2,075,000	Pro	operty Type Hou	ISE	Suburb	Kew			
Period - From	01/01/2020	to	31/03/2020	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.

Ade	dress of comparable property	Price	Date of sale
1	7 Cobden St KEW 3101	\$1,290,000	09/11/2019
2	15 Annadale St KEW 3101	\$1,250,000	30/11/2019
3	69 Cobden St KEW 3101	\$1,235,000	07/12/2019

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:

27/04/2020 14:10









Property Type: House (Res) Land Size: 308 sqm approx Agent Comments

**Indicative Selling Price** \$1,250,000 **Median House Price** March guarter 2020: \$2,075,000

# **Comparable Properties**



7 Cobden St KEW 3101 (REI/VG) 3 **i** 2

15 Annadale St KEW 3101 (REI/VG)

**à** 1

Price: \$1,290,000 Method: Auction Sale Date: 09/11/2019 Property Type: House (Res) Land Size: 257 sqm approx Agent Comments



Price: \$1,250,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 339 sqm approx

2



69 Cobden St KEW 3101 (REI/VG)

•**•** 3

Price: \$1,235,000 Method: Auction Sale Date: 07/12/2019 Rooms: 5 Property Type: House (Res) Land Size: 362 sqm approx

Agent Comments

Agent Comments

Account - Hodges | P: 03 9529 1100 | F: 03 9529 1400



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.