

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 \$1,250,000

Median sale price

Median price \$2,075,000

Property Type House

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.

	Address 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



2 1

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

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

Comparable Properties



7 Cobden St KEW 3101 (REI/VG)

Agent Comments

3 2 4

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



15 Annadale St KEW 3101 (REI/VG)

Agent Comments

2 2 1

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



69 Cobden St KEW 3101 (REI/VG)

Agent Comments

3 1 1

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