

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

3/37 Foley Street, Kew Vic 3101

Indicative selling price

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

Range between \$790,000

&

\$850,000

Median sale price

Median price \$789,500

Property Type Unit

Suburb Kew

Period - From 01/07/2019

to 30/09/2019

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	2/35 Riversdale Rd HAWTHORN 3122	\$862,500	25/05/2019
2	1/87 Earl St KEW 3101	\$799,000	26/10/2019
3			

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:

31/10/2019 16:04

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Indicative Selling Price

\$790,000 - \$850,000

Median Unit Price

September quarter 2019: \$789,500



 3  2  2

Property Type: Townhouse

Agent Comments

Internal area 113sqm (approx)

Comparable Properties



2/35 Riversdale Rd HAWTHORN 3122 (REI/VG) **Agent Comments**

 3  2  2

Price: \$862,500

Method: Auction Sale

Date: 25/05/2019

Rooms: 5

Property Type: Townhouse (Res)



1/87 Earl St KEW 3101 (REI)

Agent Comments

 3  1  2

Price: \$799,000

Method: Auction Sale

Date: 26/10/2019

Property Type: Townhouse (Res)

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.