Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/37 Foley Street, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting			
Range betweer	\$790,000		&		\$850,000				
Median sale price									
Median price	\$789,500	Pro	operty Type	Unit			Suburb	Kew	
Period - From	01/07/2019	to	30/09/2019		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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



3/37 Foley Street, Kew Vic 3101

woodards 🚾





Property Type: Townhouse Agent Comments Internal area 113sqm (approx) Karen Chung 9805 1111 0488 618 816 kchung@woodards.com.au

Indicative Selling Price \$790,000 - \$850,000 Median Unit Price September quarter 2019: \$789,500

Comparable Properties



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



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

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.

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



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.