

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

17 Banool Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,000,000

&

\$2,200,000

Median sale price

Median price \$2,884,500

Property Type House

Suburb Kew

Period - From 01/01/2021

to 31/03/2021

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	95 Studley Park Rd KEW 3101	\$2,225,000	11/04/2021
2	49 Barkers Rd KEW 3101	\$2,288,000	25/03/2021
3	3 Power St HAWTHORN 3122	\$2,100,000	01/02/2021

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:

16/06/2021 21:20



4 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

March quarter 2021: \$2,884,500

Comparable Properties



95 Studley Park Rd KEW 3101 (VG)

Agent Comments

3 - -

Price: \$2,225,000

Method: Sale

Date: 11/04/2021

Property Type: House (Res)

Land Size: 645 sqm approx



49 Barkers Rd KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$2,288,000

Method: Sold Before Auction

Date: 25/03/2021

Property Type: House (Res)

Land Size: 697 sqm approx



3 Power St HAWTHORN 3122 (REI/VG)

Agent Comments

5 3 4

Price: \$2,100,000

Method: Private Sale

Date: 01/02/2021

Property Type: House

Land Size: 780 sqm approx