

## 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

22 Cypress Way Kew VIC 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,900,000

&

\$1,990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,867,500

Property type

House

Suburb

Kew

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

### 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

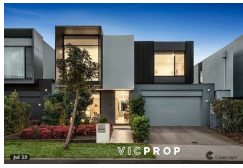
Date of sale

3 English Place Kew VIC 3101	\$1,770,000	04-Jun-19
2 Guest Close Kew VIC 3101	\$1,900,000	19-Apr-19
6 Arbour Drive Kew VIC 3101	\$1,950,000	18-Jul-19

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 6 months.~~

This Statement of Information was prepared on: 03 November 2019



## 3 English Place Kew VIC 3101

Sold Price **\$1,770,000** Sold Date **04-Jun-19**

4 4 2

Distance **0.33km**

### Notes from your agent

Bought originally for \$1,950,000 on 16/02/11.



## 2 Guest Close Kew VIC 3101

Sold Price **\$1,900,000** Sold Date **19-Apr-19**

4 2 2

Distance **0.42km**



## 6 Arbour Drive Kew VIC 3101

Sold Price **\$1,950,000** Sold Date **18-Jul-19**

4 2 2

Distance **0.42km**

RS = Recent sale

UN = Undisclosed Sale

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