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 63 Willsmere Road, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$1,350,000		&		\$1,485,000			
Median sale pr	rice							
Median price	\$2,884,500	Property Type Hou		se		Suburb	Kew	
Period - From	01/01/2021	to	31/03/2021		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	26 Parkhill Rd KEW 3101	\$1,410,000	19/12/2020
2	15 Edgevale Rd KEW 3101	\$1,400,000	26/11/2020
3	59 Brougham St KEW 3101	\$1,376,000	18/02/2021

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:

29/04/2021 11:32



63 Willsmere Road, Kew Vic 3101

woodards 🚾





Property Type: House (Previously Occupied - Detached) Land Size: 488 sqm approx Agent Comments Jason Hearn 9805 1111 0409 828 590 jhearn@woodards.com.au

Indicative Selling Price \$1,350,000 - \$1,485,000 Median House Price March quarter 2021: \$2,884,500

Comparable Properties



26 Parkhill Rd KEW 3101 (REI/VG)

Price: \$1,410,000 Method: Auction Sale Date: 19/12/2020 Property Type: House (Res) Land Size: 402 sqm approx

15 Edgevale Rd KEW 3101 (VG)

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Agent Comments



Price: \$1,400,000 Method: Sale Date: 26/11/2020

Property Type: House (Res) Land Size: 303 sqm approx



59 Brougham St KEW 3101 (REI)



Price: \$1,376,000 Method: Sold Before Auction Date: 18/02/2021 Property Type: House (Res) Land Size: 350 sqm approx Agent Comments

Agent Comments

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.