

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

63 Willsmere Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,350,000

&

\$1,485,000

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	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



Property Type: House (Previously Occupied - Detached)

Land Size: 488 sqm approx

Agent Comments

Comparable Properties



26 Parkhill Rd KEW 3101 (REI/VG)

Agent Comments



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)

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)

Agent Comments



Price: \$1,376,000

Method: Sold Before Auction

Date: 18/02/2021

Property Type: House (Res)

Land Size: 350 sqm approx