

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

19 Second 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 \$2,290,000

House

X

Unit

Suburb Kew

Period - From 01/04/2017

to

31/03/2018

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	47 Parkhill Rd KEW 3101	\$2,215,000	17/03/2018
2	57 Metung St BALWYN 3103	\$2,120,000	05/05/2018
3	11 Irymple Av KEW EAST 3102	\$2,115,000	19/02/2018

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.



Rooms: 7

Property Type: House

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



47 Parkhill Rd KEW 3101 (REI)

Agent Comments



Price: \$2,215,000

Method: Auction Sale

Date: 17/03/2018

Rooms: 6

Property Type: House (Res)

Land Size: 812 sqm approx



57 Metung St BALWYN 3103 (REI)

Agent Comments



Price: \$2,120,000

Method: Auction Sale

Date: 05/05/2018

Rooms: -

Property Type: House (Res)

Land Size: 649 sqm approx



11 Irymple Av KEW EAST 3102 (REI)

Agent Comments



Price: \$2,115,000

Method: Private Sale

Date: 19/02/2018

Rooms: 5

Property Type: House (Res)

Land Size: 697 sqm approx