

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

7 Hale Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,858,000 Property Type House Suburb Kew East

Period - From 01/07/2019 to 30/09/2019 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	132 Normanby Rd KEW EAST 3102	\$1,821,000	10/08/2019
2	46 Munro St KEW EAST 3102	\$1,617,000	21/09/2019
3	51 Boorool Rd KEW EAST 3102	\$1,570,000	19/10/2019

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:

06/11/2019 10:48



Property Type:
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000

Median House Price
September quarter 2019: \$1,858,000

Comparable Properties



132 Normanby Rd KEW EAST 3102 (REI)



Price: \$1,821,000
Method: Auction Sale
Date: 10/08/2019
Property Type: House (Res)
Land Size: 775 sqm approx

Agent Comments

A fairly original dwelling with eastern rear aspect. Sale price amounted to \$2,349 approx. per square metre; however, this property was not noted in the recent Kew East & Mont Albert Heritage Gap Study.



46 Munro St KEW EAST 3102 (REI)



Price: \$1,617,000
Method: Auction Sale
Date: 21/09/2019
Property Type: House (Res)
Land Size: 693 sqm approx

Agent Comments



51 Boorool Rd KEW EAST 3102 (REI)



Price: \$1,570,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)

Agent Comments

A land value sale amounting to \$2,638 approx. per square metre. Odd-shaped allotment with western rear aspect; however, this property has not been flagged in the recent Kew East & Mont Albert Heritage Gap Study.