

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

6 Foley Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,100,000

&

\$2,300,000

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	50 Malin St KEW 3101	\$2,335,000	22/05/2021
2	35 Melville St HAWTHORN 3122	\$2,305,000	15/05/2021
3			

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:

02/07/2021 14:51



 3  2  1

Property Type: House (Previously Occupied - Detached)
Land Size: 336 sqm approx
Agent Comments

Indicative Selling Price
\$2,100,000 - \$2,300,000
Median House Price
March quarter 2021: \$2,884,500

Comparable Properties



50 Malin St KEW 3101 (REI)

Agent Comments

 3  2  1

Price: \$2,335,000
Method: Auction Sale
Date: 22/05/2021
Property Type: House (Res)
Land Size: 389 sqm approx



35 Melville St HAWTHORN 3122 (REI)

Agent Comments

 3  1  1

Price: \$2,305,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House
Land Size: 247 sqm approx

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.