

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

881 Glenferrie Road, Kew Vic 3101

Indicative selling price

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

Single price

\$1,980,000

Median sale price

Median price

\$2,487,500

Property Type

House

Suburb

Kew

Period - From

01/10/2019

to

30/09/2020

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	55 Mount St KEW 3101	\$2,005,000	24/06/2020
2	27 Woolcock Av KEW EAST 3102	\$2,050,000	29/07/2020
3	6 Windsor St KEW 3101	\$2,090,000	27/06/2020

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:

24/11/2020 12:27



 3  2  1

Property Type: House (Res)

Agent Comments

Comparable Properties



55 Mount St KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$2,005,000

Method: Private Sale

Date: 24/06/2020

Rooms: 6

Property Type: House (Res)

Land Size: 310 sqm approx



27 Woolcock Av KEW EAST 3102 (REI)

Agent Comments

 4  2  2

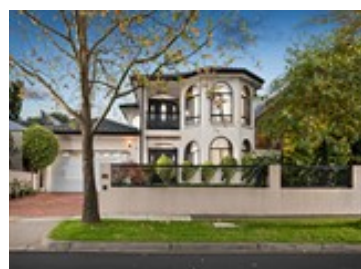
Price: \$2,050,000

Method: Private Sale

Date: 29/07/2020

Property Type: House

Land Size: 665 sqm approx



6 Windsor St KEW 3101 (REI)

Agent Comments

 5  3  2

Price: \$2,090,000

Method: Auction Sale

Date: 27/06/2020

Property Type: House (Res)