

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

209 Brougham Street, 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 \$2,342,500

Property Type House

Suburb Kew

Period - From 22/03/2020

to

21/03/2021

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	61 Sutherland Av, Kew East, Vic 3102, Australia	\$1,900,000	06/02/2021
2	19 Collins St, Kew, Vic 3101, Australia	\$2,290,000	14/10/2020
3	213 Brougham St KEW 3101	\$2,405,000	21/11/2020

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:

22/03/2021 10:22

209 Brougham Street, Kew Vic 3101

Arthur Korf
0413 757 353
akorf@langwellharper.com.au



Property Type:
Agent Comments

Indicative Selling Price
\$2,000,000 - \$2,200,000
Median House Price
22/03/2020 - 21/03/2021: \$2,342,500

All 3 Comparable sales are Land based however note 209 Brougham has no Value in the improvements however is larger in land size. We also have increased our quote range based on the level of interest and feedback from the initial 1.5 weeks in inspections.

Comparable Properties

61 Sutherland Av, Kew East, Vic 3102,
Australia (REI)

Agent Comments



Price: \$1,900,000
Method:
Date: 06/02/2021
Property Type: House

19 Collins St, Kew, Vic 3101, Australia (REI)

Agent Comments



Price: \$2,290,000
Method:
Date: 14/10/2020
Property Type: House



213 Brougham St KEW 3101 (REI/VG)

Agent Comments



Price: \$2,405,000
Method: Auction Sale
Date: 21/11/2020
Property Type: House
Land Size: 743 sqm approx

Account - Langwell Harper | P: 03 92765900 | F: 03 92765999