

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

G01/48 Pakington Street, Kew Vic 3101

Indicative selling price

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

Range between \$670,000

&

\$737,000

Median sale price

Median price \$705,000

House

Unit

X

Suburb Kew

Period - From 01/10/2017

to

30/09/2018

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	37/2-6 Malmsbury St KEW 3101	\$715,000	25/06/2018
2	105/92 Kinkora Rd HAWTHORN 3122	\$705,000	30/06/2018
3	7/60 Hawthorn Gr HAWTHORN 3122	\$670,000	23/06/2018

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.

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Indicative Selling Price

\$670,000 - \$737,000

Median Unit Price

Year ending September 2018: \$705,000

**Rooms:****Property Type:****Agent Comments**

Comparable Properties

**37/2-6 Malmsbury St KEW 3101 (VG)****Agent Comments****Price:** \$715,000**Method:** Sale**Date:** 25/06/2018**Rooms:** -**Property Type:** Retirement Village Individual Flat/Unit**105/92 Kinkora Rd HAWTHORN 3122 (REI/VG)****Agent Comments****Price:** \$705,000**Method:** Auction Sale**Date:** 30/06/2018**Rooms:** 4**Property Type:** Apartment**7/60 Hawthorn Gr HAWTHORN 3122 (REI/VG)****Agent Comments****Price:** \$670,000**Method:** Private Sale**Date:** 23/06/2018**Rooms:** 3**Property Type:** Apartment