

# 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

27 Woolcock Avenue, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000 & \$2,100,000

### Median sale price

Median price \$1,821,000 Property Type House Suburb Kew East

Period - From 25/06/2019 to 24/06/2020 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	43 Molesworth St KEW 3101	\$2,200,000	14/03/2020
2	29 Boorool Rd KEW EAST 3102	\$2,050,000	04/06/2020
3	34 Violet Gr KEW EAST 3102	\$1,905,000	19/02/2020

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:

25/06/2020 15:24



**Property Type:** House  
**Land Size:** 650 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,000,000 - \$2,100,000  
**Median House Price**  
25/06/2019 - 24/06/2020: \$1,821,000

## Comparable Properties



**43 Molesworth St Kew 3101 (REI)**

**Agent Comments**



**Price:** \$2,200,000  
**Method:** Auction Sale  
**Date:** 14/03/2020  
**Property Type:** House (Res)  
**Land Size:** 623 sqm approx



**29 Boorool Rd Kew East 3102 (REI)**

**Agent Comments**



**Price:** \$2,050,000  
**Method:** Sold Before Auction  
**Date:** 04/06/2020  
**Rooms:** 9  
**Property Type:** House



**34 Violet Gr Kew East 3102 (REI/VG)**

**Agent Comments**



**Price:** \$1,905,000  
**Method:** Sold Before Auction  
**Date:** 19/02/2020  
**Property Type:** House (Res)  
**Land Size:** 586 sqm approx