

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 Carnsworth Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,800,000

&

\$3,000,000

Median sale price

Median price \$2,200,000

Property Type House

Suburb Kew

Period - From 01/04/2019

to

31/03/2020

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	26 Hillcrest Av KEW 3101	\$2,910,000	11/03/2020
2	44 Pakington St KEW 3101	\$2,880,000	07/12/2019
3	13 Murphy St KEW 3101	\$2,700,000	29/02/2020

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:

03/06/2020 19:22



4 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$2,800,000 - \$3,000,000

Median House Price

Year ending March 2020: \$2,200,000

Comparable Properties



26 Hillcrest Av KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,910,000

Method: Sold Before Auction

Date: 11/03/2020

Property Type: House (Res)

Land Size: 864 sqm approx



44 Pakington St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,880,000

Method: Auction Sale

Date: 07/12/2019

Property Type: House (Res)

Land Size: 658 sqm approx



13 Murphy St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,700,000

Method: Auction Sale

Date: 29/02/2020

Rooms: 6

Property Type: House (Res)

Land Size: 650 sqm approx