

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

15 Queen Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,900,000 & \$2,090,000

Median sale price

Median price \$2,180,000 Property Type House Suburb Kew

Period - From 01/04/2020 to 30/06/2020 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	24 Denmark St, Kew, Vic 3101, Australia	\$2,037,000	19/05/2020
2	107 Edgevale Rd KEW 3101	\$2,170,000	05/08/2020
3	31 Thornton St KEW 3101	\$2,030,000	04/03/2020

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:

21/08/2020 12:42



Property Type: House
Land Size: 347 sqm approx
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,090,000
Median House Price
June quarter 2020: \$2,180,000

Comparable Properties

24 Denmark St, Kew, Vic 3101, Australia (REI) **Agent Comments**



Price: \$2,037,000
Method:
Date: 19/05/2020
Property Type: House



107 Edgevale Rd KEW 3101 (REI)

Agent Comments



Price: \$2,170,000
Method: Auction Sale
Date: 05/08/2020
Property Type: House (Res)
Land Size: 430 sqm approx



31 Thornton St KEW 3101 (REI/VG)

Agent Comments



Price: \$2,030,000
Method: Private Sale
Date: 04/03/2020
Property Type: House
Land Size: 375 sqm approx