

# 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

2 Highfield Grove, Kew Vic 3101

### Indicative selling price

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

Range between \$1,900,000 & \$2,020,000

### Median sale price

Median price \$2,640,000 Property Type House Suburb Kew

Period - From 26/08/2021 to 25/08/2022 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	7 Grove Rd HAWTHORN 3122	\$1,974,000	19/03/2022
2	1c Simpson PI HAWTHORN 3122	\$1,960,000	06/08/2022
3	3 Birch Sq RICHMOND 3121	\$1,952,500	16/07/2022

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: 26/08/2022 16:20



3 2 2

Property Type: Villa

Agent Comments

Indicative Selling Price

\$1,900,000 - \$2,020,000

Median House Price

26/08/2021 - 25/08/2022: \$2,640,000

## Comparable Properties



7 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 1 -

Price: \$1,974,000

Method: Auction Sale

Date: 19/03/2022

Property Type: House (Res)

Land Size: 311 sqm approx



1c Simpson PI HAWTHORN 3122 (REI)

Agent Comments

3 3 2

Price: \$1,960,000

Method: Auction Sale

Date: 06/08/2022

Property Type: House (Res)

Land Size: 107 sqm approx



3 Birch Sq RICHMOND 3121 (REI)

Agent Comments

3 2 2

Price: \$1,952,500

Method: Auction Sale

Date: 16/07/2022

Property Type: Townhouse (Res)