

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

49 Main Drive Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,900,000

&

\$1,995,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,422,500

Property type

House

Suburb

Kew

Period-from

01 Oct 2019

to

30 Sep 2020

Source

Corelogic

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 6 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

8 Lower Drive North Kew VIC 3101	\$1,910,000	27-Apr-20
24 Holroyd Street Kew VIC 3101	\$2,485,000	04-Aug-20
7 Collins Street Kew VIC 3101	\$2,220,000	10-Jul-20

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 6 months.~~

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8 Lower Drive North Kew VIC 3101 Sold Price **\$1,910,000** Sold Date **27-Apr-20**

4 3 2

Distance **0.07km**



24 Holroyd Street Kew VIC 3101 Sold Price ^{RS} **\$2,485,000** ^{UN} Sold Date **04-Aug-20**

4 3 2

Distance **0.76km**



7 Collins Street Kew VIC 3101 Sold Price ^{RS} **\$2,220,000** ^{UN} Sold Date **10-Jul-20**

4 2 2

Distance **0.21km**

RS = Recent sale **UN** = Undisclosed Sale

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