

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

61 Sutherland Avenue, Kew East Vic 3102

Indicative selling price

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

Range between

\$1,675,000

&

\$1,750,000

Median sale price

Median price

\$1,800,000

Property Type

House

Suburb

Kew East

Period - From

01/10/2019

to

30/09/2020

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	20 Birdwood St, Kew East, Vic 3102, Australia	\$Undisclosed	09/12/2020
2	31 Frater St, Kew East, Vic 3102, Australia	\$1,680,000	19/10/2020
3	7 Woolcock Av, Kew East, Vic 3102, Australia	\$1,750,000	07/10/2020

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:

27/12/2020 22:00

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Indicative Selling Price

\$1,675,000 - \$1,750,000

Median House Price

Year ending September 2020: \$1,800,000



4 2 2

Rooms: 7

Property Type: House (Previously Occupied - Detached)

Land Size: 780 approx sqm approx

Agent Comments

Comparable Properties

20 Birdwood St, Kew East, Vic 3102, Australia (REI) Agent Comments

3 2 2

Price: Undisclosed

Method:

Date: 09/12/2020

Property Type: House

31 Frater St, Kew East, Vic 3102, Australia (REI) Agent Comments

4 3 3

Price: \$1,680,000

Method:

Date: 19/10/2020

Property Type: House

7 Woolcock Av, Kew East, Vic 3102, Australia (REI) Agent Comments

3 1 -

Price: \$1,750,000

Method:

Date: 07/10/2020

Property Type: House