

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

44 Park Crescent, Kew Vic 3101

Indicative selling price

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

Range between \$1,810,000

&

\$1,910,000

Median sale price

Median price \$2,505,444

Property Type House

Suburb Kew

Period - From 05/10/2019

to

04/10/2020

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	44 Hartwood St KEW EAST 3102	\$1,910,000	15/08/2020
2	52 Derby St KEW 3101	\$1,840,000	18/05/2020
3	87 Tennyson St KEW 3101	\$1,800,000	05/04/2020

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:

05/10/2020 12:03

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3 1 2

Property Type: House (Res)

Land Size: 705 sqm approx

Agent Comments

Indicative Selling Price

\$1,810,000 - \$1,910,000

Median House Price

05/10/2019 - 04/10/2020: \$2,505,444

Comparable Properties



44 Hartwood St KEW EAST 3102 (REI)

Agent Comments

4 1 2

Price: \$1,910,000

Method: Private Sale

Date: 15/08/2020

Property Type: House

Land Size: 836 sqm approx



52 Derby St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,840,000

Method: Private Sale

Date: 18/05/2020

Property Type: House

Land Size: 601 sqm approx



87 Tennyson St KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$1,800,000

Method: Private Sale

Date: 05/04/2020

Rooms: 7

Property Type: House (Res)

Land Size: 491 sqm approx