

# 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

39 Cecil Street, 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 \$1,850,000

&

\$1,950,000

### Median sale price

Median price \$2,487,500

Property Type House

Suburb Kew

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	44 Park Cr KEW 3101	\$1,800,000	09/11/2020
2			
3			

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:

27/11/2020 16:18



**Property Type:**

Agent Comments

## Comparable Properties



**44 Park Cr KEW 3101 (REI)**



**Price:** \$1,800,000

**Method:** Private Sale

**Date:** 09/11/2020

**Property Type:** House

**Land Size:** 705 sqm approx

Agent Comments

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.