

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

2/60 Hartwood Street, Kew East Vic 3102

Indicative selling price

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

Range between

\$1,200,000

&

\$1,250,000

Median sale price

Median price

\$767,500

Property Type

Unit

Suburb

Kew East

Period - From

01/10/2020

to

31/12/2020

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	1/28 Hartwood St KEW EAST 3102	\$1,310,000	24/12/2020
2	2/23 Clyde St KEW EAST 3102	\$1,235,000	21/01/2021
3	1/59 Westbrook St KEW EAST 3102	\$1,125,000	07/11/2020

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:

23/02/2021 13:11

2/60 Hartwood Street, Kew East Vic 3102



Peter Leahy
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Indicative Selling Price
\$1,200,000 - \$1,250,000
Median Unit Price
December quarter 2020: \$767,500



3 2 2

Rooms: 5
Property Type: Strata Unit/Flat
Land Size: 355 sqm approx
Agent Comments

Comparable Properties



1/28 Hartwood St KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,310,000
Method: Private Sale
Date: 24/12/2020
Property Type: Unit



2/23 Clyde St KEW EAST 3102 (REI)

Agent Comments

3 2 1

Price: \$1,235,000
Method: Private Sale
Date: 21/01/2021
Property Type: Unit



1/59 Westbrook St KEW EAST 3102 (REI/VG)

Agent Comments

3 2 2

Price: \$1,125,000
Method: Auction Sale
Date: 07/11/2020
Property Type: Villa

Account - Peter Leahy Real Estate | P: 03 9350 5588 | F: 03 9350 6688



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.