

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

8 Moreton Close 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

\$2,000,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,980,000

Property type

House

Suburb

Kew

Period-from

01 Jan 2019

to

31 Dec 2019

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

4 Arbour Drive Kew VIC 3101	\$2,185,000	07-Dec-19
6 Arbour Drive Kew VIC 3101	\$1,950,000	18-Jul-19
118 Peel Street Kew VIC 3101	\$2,110,000	22-Jul-19

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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	4 Arbour Drive Kew VIC 3101	Sold Price ^{RS} \$2,185,000 ^{UN}	Sold Date 07-Dec-19
 4  2  2	Distance 0.3km		
	6 Arbour Drive Kew VIC 3101	Sold Price \$1,950,000	Sold Date 18-Jul-19
 4  2  2	Distance 0.31km		
	118 Peel Street Kew VIC 3101	Sold Price \$2,110,000	Sold Date 22-Jul-19
 4  3  2	Distance 0.79km		

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

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