

# 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

4/75 Alfred 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 \$680,000 & \$730,000

### Median sale price

Median price \$825,000 Property Type Unit Suburb Kew

Period - From 07/02/2020 to 06/02/2021 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	2/8 Maylands Av BALWYN NORTH 3104	\$785,000	19/12/2020
2	4/229 Cotham Rd KEW 3101	\$745,000	08/08/2020
3	2/35 Strathalbyn St KEW EAST 3102	\$723,000	19/10/2020

**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:

07/02/2021 15:21



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**Property Type:** Unit  
**Land Size:** 120 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$730,000  
**Median Unit Price**  
07/02/2020 - 06/02/2021: \$825,000

## Comparable Properties



**2/8 Maylands Av BALWYN NORTH 3104 (REI)**   **Agent Comments**

2   2   2

**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 19/12/2020  
**Property Type:** Unit



**4/229 Cotham Rd KEW 3101 (REI/VG)**   **Agent Comments**

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**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 08/08/2020  
**Property Type:** Unit



**2/35 Strathalbyn St KEW EAST 3102 (VG)**   **Agent Comments**

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**Price:** \$723,000  
**Method:** Sale  
**Date:** 19/10/2020  
**Property Type:** Flat/Unit/Apartment (Res)