

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

5/7-9 James Avenue, Kew Vic 3101

Indicative selling price

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

Single price \$495,000

Median sale price

Median price \$752,500

House

Unit

X

Suburb Kew

Period - From 01/04/2018

to 31/03/2019

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	2/46 Disraeli St KEW 3101	\$540,000	04/04/2019
2	6/32 Power St HAWTHORN 3122	\$510,000	11/06/2019
3	11/26-28 Disraeli St KEW 3101	\$496,000	23/03/2019

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.



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Rooms:**Property Type:** Flat**Land Size:** 1073.512 sqm approx**Agent Comments****Indicative Selling Price**

\$495,000

Median Unit Price

Year ending March 2019: \$752,500

Comparable Properties

**2/46 Disraeli St KEW 3101 (REI)****Agent Comments**

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Price: \$540,000**Method:** Sold Before Auction**Date:** 04/04/2019**Rooms:** -**Property Type:** Apartment**6/32 Power St HAWTHORN 3122 (REI)****Agent Comments**

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Price: \$510,000**Method:** Private Sale**Date:** 11/06/2019**Rooms:** 3**Property Type:** Apartment**11/26-28 Disraeli St KEW 3101 (REI)****Agent Comments**

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Price: \$496,000**Method:** Auction Sale**Date:** 23/03/2019**Rooms:** -**Property Type:** Apartment