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	163 Belford Road, Kew East Vic 3102
Including suburb and	
postcode	

Indicative selling price

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

Single price \$2,620,000

Median sale price

Median price \$1,821,000	Pro	operty Type Hou	use	Suburb	Kew East
Period - From 28/02/2019	to	28/02/2020	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

Address of comparable property		Price	Date of sale
1	14 Walbundry Av BALWYN NORTH 3104	\$2,680,000	05/11/2019
2	65 Argyle Rd KEW 3101	\$2,751,000	04/11/2019
3	39 Cascade St BALWYN NORTH 3104	\$2,870,000	01/12/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/02/2020 15:48













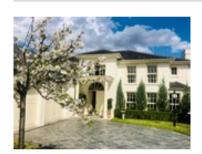
Property Type: House Land Size: 700 sqm approx

Agent Comments

Indicative Selling Price \$2,620,000 **Median House Price**

28/02/2019 - 28/02/2020: \$1,821,000

Comparable Properties



14 Walbundry Av BALWYN NORTH 3104 (REI)





Agent Comments

Price: \$2,680,000 Method: Private Sale Date: 05/11/2019 Property Type: House Land Size: 836 sqm approx



65 Argyle Rd KEW 3101 (REI/VG)





Price: \$2,751,000

Method: Sold Before Auction

Date: 04/11/2019

Property Type: House (Res) Land Size: 818 sqm approx Agent Comments



39 Cascade St BALWYN NORTH 3104 (REI)





Price: \$2,870,000 Method: Private Sale Date: 01/12/2019 Property Type: House Agent Comments

Account - The Agency Albert Park | P: 03 8578 0388 | F: 03 9132 8957



