

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

163 Belford Road, Kew East Vic 3102

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

Property Type

House

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	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 comparable properties 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)

Agent Comments



Price: \$2,751,000
Method: Sold Before Auction
Date: 04/11/2019
Property Type: House (Res)
Land Size: 818 sqm approx



39 Cascade St BALWYN NORTH 3104 (REI)

Agent Comments



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