## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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224 Wiltshire Drive, Kew Vic 3101
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#### Indicative selling price

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

Range between \$1,000,000	&	\$1,100,000
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### Median sale price

Median price	\$700,000	Pro	perty Type	Jnit		Suburb	Kew
Period - From	01/10/2024	to	31/12/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	305/10 Mills Blvd ALPHINGTON 3078	\$1,050,000	18/02/2025
2	2/214 Princess St KEW 3101	\$1,000,000	30/11/2024
3	7 Desbrowe Wik ALPHINGTON 3078	\$1,150,000	29/11/2024

#### 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:	25/03/2025 13:07



# RT Edgar









Property Type: Townhouse

Land Size: 130 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,000,000 - \$1,100,000 **Median Unit Price** December quarter 2024: \$700,000

## Comparable Properties



305/10 Mills Blvd ALPHINGTON 3078 (REI)





Price: \$1,050,000 Method: Private Sale Date: 18/02/2025

Property Type: Townhouse (Single)

**Agent Comments** 



2/214 Princess St KEW 3101 (VG)





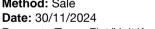


Price: \$1,000,000 Method: Sale

Property Type: Flat/Unit/Apartment (Res)

**Agent Comments** 

3 Bedroom, 2 Bathrooms, 2 Car Spaces





7 Desbrowe Wik ALPHINGTON 3078 (REI/VG)





Price: \$1,150,000 Method: Private Sale Date: 29/11/2024

Property Type: Townhouse (Single)

**Agent Comments** 

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



