# 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

7/40 Edgevale Road, Kew Vic 3101

#### Indicative selling price

| For the meaning | of this price see | con | sumer.vic.go | ov.au | /underquo   | ting  |        |     |
|-----------------|-------------------|-----|--------------|-------|-------------|-------|--------|-----|
| Range betweer   | \$950,000         |     | &            |       | \$1,045,000 |       |        |     |
| Median sale p   | rice              |     |              |       |             |       |        |     |
| Median price    | \$1,197,000       | Pro | operty Type  | Том   | nhouse      |       | Suburb | Kew |
| Period - From   | 27/09/2020        | to  | 26/09/2021   |       | Sc          | 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.

| Ad | dress of comparable property       | Price       | Date of sale |
|----|------------------------------------|-------------|--------------|
| 1  | 2/21 Mayston St HAWTHORN EAST 3123 | \$1,005,000 | 17/04/2021   |
| 2  | 5/33 Parkhill Rd KEW 3101          | \$1,075,000 | 08/05/2021   |
| 3  | 4/37 Parkhill Rd KEW 3101          | \$1,100,000 | 20/05/2021   |

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:

27/09/2021 10:45









Property Type: Townhouse (Single) Agent Comments Indicative Selling Price \$950,000 - \$1,045,000 Median Townhouse Price 27/09/2020 - 26/09/2021: \$1,197,000

# **Comparable Properties**





2/21 Mayston St HAWTHORN EAST 3123 (REI/VG)



Price: \$1,005,000 Method: Auction Sale Date: 17/04/2021 Property Type: Townhouse (Res)

5/33 Parkhill Rd KEW 3101 (REI/VG)



Price: \$1,075,000 Method: Auction Sale Date: 08/05/2021 Property Type: Townhouse (Res)



4/37 Parkhill Rd KEW 3101 (REI/VG)

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Price: \$1,100,000 Method: Sold Before Auction Date: 20/05/2021 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017





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