

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 consumer.vic.gov.au/underquoting

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$1,197,000

Property Type Townhouse

Suburb Kew

Period - From 27/09/2020

to

26/09/2021

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	2/21 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



3 2 2

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)

Agent Comments

3 1 1

Price: \$1,005,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Townhouse (Res)



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

Agent Comments

3 1 1

Price: \$1,075,000

Method: Auction Sale

Date: 08/05/2021

Property Type: Townhouse (Res)



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

Agent Comments

2 2 1

Price: \$1,100,000

Method: Sold Before Auction

Date: 20/05/2021

Property Type: Townhouse (Res)