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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