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

54 First Avenue Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$1,850,000	&	\$1,950,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$2,495,444	Prop	erty type House		Suburb	Kew	
Period-from	01 Nov 2019	to	31 Oct 2	2020	Source		Corelogic

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 6 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	
34 Campbell Street Kew VIC 3101	\$2,051,000	07-Oct-20	
81 Buchanan Avenue Balwyn North VIC 3104	\$1,980,000	28-May-20	
18 Minto Street Kew East VIC 3102	\$1,840,000	01-Nov-20	

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 6 months.

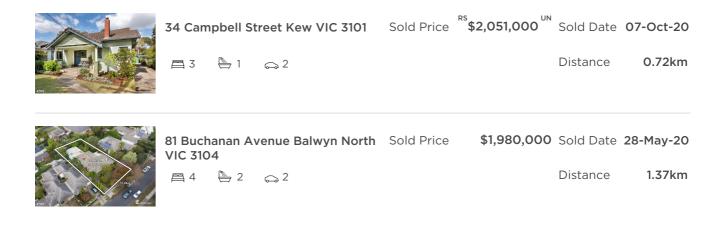
This Statement of Information was prepared on: 18 November 2020

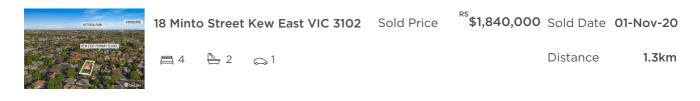


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shelter.

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RS = Recent sale UN = Undisclosed Sale

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