### Statement of Information Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 214 Wiltshire Drive, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$880,000		&		\$935,000					
Median sale price										
Median price	\$1,360,000	Pro	Property Type		Townhouse		Suburb	Kew		
Period - From	19/12/2023	to	18/12/2024		So	ource	Property	/ Data		

#### 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	190 Wiltshire Dr KEW 3101		26/08/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

19/12/2024 11:20



214 Wiltshire Drive, Kew Vic 3101

# **RT Edgar**





Property Type: Townhouse Agent Comments

Vince Naz 0402 828 198 0402 828 198 vnaz@rtedgar.com.au

**Indicative Selling Price** \$880,000 - \$935,000 **Median Townhouse Price** 19/12/2023 - 18/12/2024: \$1,360,000

## **Comparable Properties**



190 Wiltshire Dr KEW 3101 (REI) **2** 2

3

Price: Method: Expression of Interest Date: 26/08/2024 Property Type: Townhouse (Res) Agent Comments

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.

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



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