

## 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

34 Edgevale Road, Kew Vic 3101

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,000,000

&amp;

\$2,200,000

## Median sale price

Median price \$2,290,000

House

X

Unit

Suburb Kew

Period - From 01/04/2018

to

30/06/2018

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	9 Stansell St KEW 3101	\$2,390,000	03/05/2018
2	29 Lingwell Rd HAWTHORN EAST 3123	\$2,325,000	07/04/2018
3	19 Bowen St HAWTHORN 3122	\$2,250,000	11/08/2018

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.



4 2 2

**Rooms:**

**Property Type:** House (Res)

**Land Size:** 408 sqm approx

Agent Comments

**Indicative Selling Price**

\$2,000,000 - \$2,200,000

**Median House Price**

June quarter 2018: \$2,290,000

## Comparable Properties



**9 Stansell St KEW 3101 (REI)**

Agent Comments

4 1 -

**Price:** \$2,390,000

**Method:** Private Sale

**Date:** 03/05/2018

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 449 sqm approx



**29 Lingwell Rd HAWTHORN EAST 3123 (REI)**

Agent Comments

4 2 1

**Price:** \$2,325,000

**Method:** Private Sale

**Date:** 07/04/2018

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 444 sqm approx



**19 Bowen St HAWTHORN 3122 (REI)**

Agent Comments

3 2 1

**Price:** \$2,250,000

**Method:** Auction Sale

**Date:** 11/08/2018

**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 445 sqm approx