

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

1/25 Derby Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000

&

\$650,000

Median sale price

Median price \$725,000

House

Unit

X

Suburb

Kew

Period - From 01/01/2018

to

31/12/2018

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	3/66 High St.S KEW 3101	\$725,000	05/12/2018
2	2/19 Hartwood St KEW EAST 3102	\$640,000	18/02/2019
3	1/36-38 Elphin Gr HAWTHORN 3122	\$640,000	08/12/2018

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.



3
 1
 1

Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$630,000 - \$650,000
Median Unit Price
 Year ending December 2018: \$725,000

Comparable Properties



3/66 High St.S KEW 3101 (REI)

Agent Comments

2
 1
 1

Price: \$725,000
Method: Private Sale
Date: 05/12/2018
Rooms: -
Property Type: Apartment



2/19 Hartwood St KEW EAST 3102 (REI)

Agent Comments

2
 1
 1

Price: \$640,000
Method: Private Sale
Date: 18/02/2019
Rooms: -
Property Type: Unit



1/36-38 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments

2
 1
 1

Price: \$640,000
Method: Auction Sale
Date: 08/12/2018
Rooms: 4
Property Type: Apartment