## 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

9 Spruzen Avenue, Kew East Vic 3102

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |                |     |                   |  |             |      |        |          |
|--|----------------|-----|-------------------|--|-------------|------|--------|----------|
| Range betweer  | en \$2,100,000 |     | &                 |  | \$2,300,000 |      |        |          |
| Median sale p  | rice           |     |                   |  |             |      |        |          |
| Median price   | \$1,780,000    | Pro | Property Type Hou |  | JSE         |      | Suburb | Kew East |
| Period - From  | 01/01/2019     | to  | 31/12/2019        |  | So          | urce | 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.

| Ado | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 33 Ramsay Av KEW EAST 3102   | \$2,309,000 | 23/11/2019   |
| 2   | 14 Hale St KEW EAST 3102     | \$2,100,000 | 07/11/2019   |
| 3   | 18 Violet Gr KEW EAST 3102   | \$2,000,000 | 30/11/2019   |

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.

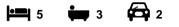
This Statement of Information was prepared on:

17/02/2020 10:44



### THE AGENCY





Property Type: House Land Size: 581 sqm approx Agent Comments Mark Sproule 03 8578 0399 0408090205 marksproule@theagency.com.au

Indicative Selling Price \$2,100,000 - \$2,300,000 Median House Price Year ending December 2019: \$1,780,000

# Comparable Properties

| 33 Ramsay Av KEW EAST 3102 (REI)<br>4 1 1 1<br>Price: \$2,309,000<br>Method: Auction Sale<br>Date: 23/11/2019<br>Property Type: House (Res)<br>Land Size: 715 sqm approx  | Agent Comments |
|---|----------------|
| 14 Hale St KEW EAST 3102 (REI/VG)   14 1   < | Agent Comments |
| 18 Violet Gr KEW EAST 3102 (REI)<br>3 1 2<br>Price: \$2,000,000<br>Method: Auction Sale<br>Date: 30/11/2019<br>Property Type: House (Res)   | Agent Comments |

Account - The Agency Hawthorn | P: 03 8578 0399



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.