

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 between \$2,100,000

&

\$2,300,000

Median sale price

Median price \$1,780,000

Property Type House

Suburb Kew East

Period - From 01/01/2019

to

31/12/2019

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	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

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



5 3 2

Property Type: House

Land Size: 581 sqm approx

Agent Comments

Comparable Properties



33 Ramsay Av KEW EAST 3102 (REI)

Agent Comments

4 1 1

Price: \$2,309,000

Method: Auction Sale

Date: 23/11/2019

Property Type: House (Res)

Land Size: 715 sqm approx



14 Hale St KEW EAST 3102 (REI/VG)

Agent Comments

4 2 2

Price: \$2,100,000

Method: Sold Before Auction

Date: 07/11/2019

Property Type: House (Res)

Land Size: 664 sqm approx



18 Violet Gr KEW EAST 3102 (REI)

Agent Comments

3 1 2

Price: \$2,000,000

Method: Auction Sale

Date: 30/11/2019

Property Type: House (Res)