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.

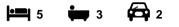
This Statement of Information was prepared on:

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