

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 Birrell Court Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$2,700,000

&

\$2,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,025,000

Property type

House

Suburb

Kew

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

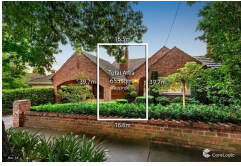
8 Victor Avenue Kew VIC 3101	\$2,650,000	30-Nov-19
20 Palmer Avenue Balwyn VIC 3103	\$2,505,000	18-Dec-19
44 Pakington Street Kew VIC 3101	\$2,880,000	07-Dec-19

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 6 months.~~

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8 Victor Avenue Kew VIC 3101

Sold Price **\$2,650,000** Sold Date **30-Nov-19**

 3  2  2

Distance **0.22km**

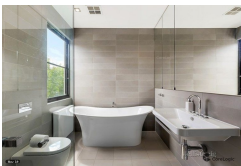


20 Palmer Avenue Balwyn VIC 3103

Sold Price ^{RS} **\$2,505,000** Sold Date **18-Dec-19**

 5  2  2

Distance **0.85km**



44 Pakington Street Kew VIC 3101

Sold Price ^{RS} **\$2,880,000** ^{UN} Sold Date **07-Dec-19**

 4  2  3

Distance **1.95km**

RS = Recent sale

UN = Undisclosed Sale

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