

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

4/87 Denmark Street, Kew Vic 3101

Indicative selling price

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

Range between \$580,000

&

\$630,000

Median sale price

Median price \$754,750

Property Type Unit

Suburb Kew

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	13/20 Pakington St KEW 3101	\$630,000	06/02/2020
2	10/56 Princess St KEW 3101	\$620,000	01/02/2020
3	9/45 Pakington St KEW 3101	\$591,000	13/01/2020

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:

16/03/2020 15:39

4/87 Denmark Street, Kew Vic 3101



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

Year ending December 2019: \$754,750

Comparable Properties



13/20 Pakington St Kew 3101 (REI)

Agent Comments



Price: \$630,000

Method: Private Sale

Date: 06/02/2020

Property Type: Apartment



10/56 Princess St Kew 3101 (REI/VG)

Agent Comments



Price: \$620,000

Method: Private Sale

Date: 01/02/2020

Property Type: Apartment



9/45 Pakington St Kew 3101 (REI/VG)

Agent Comments



Price: \$591,000

Method: Private Sale

Date: 13/01/2020

Property Type: Apartment

Account - Langwell Harper | P: 03 92765900 | F: 03 92765999



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.