

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

314/369 High Street, Kew Vic 3101

Indicative selling price

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

Range between

\$780,000

&

\$820,000

Median sale price

Median price

\$836,750

Property Type

Unit

Suburb

Kew

Period - From

01/07/2021

to

30/06/2022

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	1/177 Cotham Rd KEW 3101	\$845,000	28/05/2022
2	5/100 Willsmere Rd KEW 3101	\$806,000	24/06/2022
3	2/58 Hartwood St KEW EAST 3102	\$800,000	14/05/2022

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:

22/08/2022 12:34



2
 2
 1

Property Type: Unit
 Agent Comments

Indicative Selling Price
 \$780,000 - \$820,000
Median Unit Price
 Year ending June 2022: \$836,750

Comparable Properties



1/177 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

2
 2
 2

Price: \$845,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Unit



5/100 Willsmere Rd KEW 3101 (REI)

Agent Comments

3
 1
 1

Price: \$806,000
Method: Sold Before Auction
Date: 24/06/2022
Property Type: Unit



2/58 Hartwood St KEW EAST 3102 (REI/VG)

Agent Comments

2
 1
 1

Price: \$800,000
Method: Auction Sale
Date: 14/05/2022
Property Type: Unit