

# 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

123 Wiltshire Drive, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$695,000

&

\$760,000

### Median sale price

Median price \$825,000

Property Type Unit

Suburb Kew

Period - From 01/01/2020

to 31/03/2020

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	257 Wiltshire Dr KEW 3101	\$740,000	18/11/2019
2	12/16 Grace Ct KEW 3101	\$695,000	28/11/2019
3	5/16 Grace Ct KEW 3101	\$690,000	23/11/2019

**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:

29/04/2020 16:19

123 Wiltshire Drive, Kew Vic 3101



Lloyd Lawton  
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**Indicative Selling Price**

\$695,000 - \$760,000

**Median Unit Price**

March quarter 2020: \$825,000



2 1 2

**Property Type:** Apartment

Agent Comments

## Comparable Properties



**257 Wiltshire Dr KEW 3101 (VG)**

Agent Comments

3 - -

**Price:** \$740,000

**Method:** Sale

**Date:** 18/11/2019

**Property Type:** Flat/Unit/Apartment (Res)



**12/16 Grace Ct KEW 3101 (VG)**

Agent Comments

2 - -

**Price:** \$695,000

**Method:** Sale

**Date:** 28/11/2019

**Property Type:** Strata Unit/Flat



**5/16 Grace Ct KEW 3101 (REI/VG)**

Agent Comments

2 1 2

**Price:** \$690,000

**Method:** Auction Sale

**Date:** 23/11/2019

**Property Type:** Unit

**Account** - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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.