

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

2/62 Princess Street, Kew Vic 3101

Indicative selling price

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

Range between \$880,000

&

\$940,000

Median sale price

Median price \$720,000

Property Type Unit

Suburb Kew

Period - From 04/10/2018

to

03/10/2019

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	6/285 Barkers Rd KEW 3101	\$950,000	28/06/2019
2	5/29 Walpole St KEW 3101	\$940,000	18/05/2019
3	1/143-145 Peel St KEW 3101	\$863,000	31/08/2019

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:

04/10/2019 13:20



2
 2
 1

Property Type: House

Agent Comments

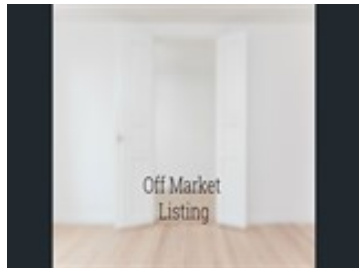
Indicative Selling Price

\$880,000 - \$940,000

Median Unit Price

04/10/2018 - 03/10/2019: \$720,000

Comparable Properties



6/285 Barkers Rd KEW 3101 (REI)

3
 1
 2

Price: \$950,000

Method: Private Sale

Date: 28/06/2019

Property Type: Unit

Agent Comments

limited information available online for this property. From what we can find out, we believe it could be comparable to our property.



5/29 Walpole St KEW 3101 (REI)

3
 1
 2

Price: \$940,000

Method: Auction Sale

Date: 18/05/2019

Property Type: Townhouse (Res)

Agent Comments

We believe this property is quite similar. Location is superior to the property on princess street. Though we believe the market is slightly stronger at this time.



1/143-145 Peel St KEW 3101 (REI)

3
 1
 1

Price: \$863,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Unit

Agent Comments

We believe this property needs a bit of work done resulting into a lower price bracket