

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

9 Kitchener Street, Deepdene Vic 3103

Indicative selling price

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

Range between

\$2,200,000

&

\$2,420,000

Median sale price

Median price

\$3,125,000

Property Type

House

Suburb

Deepdene

Period - From

01/01/2020

to

31/12/2020

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	902 Burke Rd CANTERBURY 3126	\$2,400,000	11/12/2020
2	1269 Burke Rd KEW 3101	\$2,300,000	16/11/2020
3			

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:

02/03/2021 09:58



Property Type:
Agent Comments

Indicative Selling Price
\$2,200,000 - \$2,420,000
Median House Price
Year ending December 2020: \$3,125,000

Comparable Properties



902 Burke Rd CANTERBURY 3126 (REI)

Agent Comments



Price: \$2,400,000
Method: Private Sale
Date: 11/12/2020
Property Type: House
Land Size: 836 sqm approx



1269 Burke Rd KEW 3101 (VG)

Agent Comments



Price: \$2,300,000
Method: Sale
Date: 16/11/2020
Property Type: House (Res)
Land Size: 727 sqm approx

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.