

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

5 Longstaff Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,910,000

&

\$2,100,000

Median sale price

Median price \$1,985,000

Property Type House

Suburb Kew East

Period - From 01/10/2020

to

30/09/2021

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	11 Longstaff St KEW EAST 3102	\$2,100,000	16/09/2021
2	27 Kellett Gr KEW 3101	\$2,080,000	24/06/2021
3	29 Frater St KEW EAST 3102	\$2,050,000	18/06/2021

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:

21/10/2021 11:26



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Property Type: House
Land Size: 706 sqm approx
Agent Comments

Indicative Selling Price
\$1,910,000 - \$2,100,000
Median House Price
Year ending September 2021: \$1,985,000

Comparable Properties



11 Longstaff St KEW EAST 3102 (REI)

Agent Comments

4 2 2

Price: \$2,100,000
Method: Private Sale
Date: 16/09/2021
Property Type: House
Land Size: 702 sqm approx



27 Kellett Gr KEW 3101 (REI)

Agent Comments

3 2 6

Price: \$2,080,000
Method: Private Sale
Date: 24/06/2021
Property Type: House
Land Size: 641 sqm approx



29 Frater St KEW EAST 3102 (REI)

Agent Comments

3 2 1

Price: \$2,050,000
Method: Private Sale
Date: 18/06/2021
Property Type: House

Account - VICPROP