

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

1/20 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between

\$1,800,000

&

\$1,950,000

Median sale price*

Median price

\$1,950,000

Property Type

Unit

Suburb

Kew

Period - From

31/05/2024

to

02/10/2024

Source

PropertyData

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	2/62 Tennyson St KEW 3101	\$1,908,800	25/04/2024
2	3/488 Barkers Rd HAWTHORN EAST 3123	\$1,895,000	11/04/2024
3	1f Simpson Pl HAWTHORN 3122	\$1,875,000	02/04/2024

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:

02/10/2024 16:22



4 2.5 2

Property Type:

Land Size: 286 sqm approx

Agent Comments

Indicative Selling Price

\$1,800,000 - \$1,950,000

Median Unit Price *

31/05/2024 - 02/10/2024: \$1,950,000

* Agent calculated median

Comparable Properties



2/62 Tennyson St KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$1,908,800

Method: Private Sale

Date: 25/04/2024

Property Type: Townhouse (Single)

Land Size: 206 sqm approx

3/488 Barkers Rd HAWTHORN EAST 3123 (VG) Agent Comments

4 - -

Price: \$1,895,000

Method: Sale

Date: 11/04/2024

Property Type: Flat/Unit/Apartment (Res)



1f Simpson Pl HAWTHORN 3122 (REI/VG)

Agent Comments

4 3 2

Price: \$1,875,000

Method: Private Sale

Date: 02/04/2024

Property Type: Townhouse (Single)

Land Size: 160 sqm approx

Account - VICPROP