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	Address to be advised, Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,580,000	&	$1,680,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,300,000	Property type	Unit/Townhouse	Suburb	Kew
Period-from	29 Aug 2021	to	29 Aug 2022	Source	Realestate.com

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 6 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
68 Main Drive, Kew, Vic 3101	$2,210,600	27/07/2022
2/85 Pakington Street, Kew, Vic 3101	$1,340,000	25/07/2022
104/4 Fenwick St,, Kew, Vic 3101	$2,300,000	04/07/2022

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 6 months.

This Statement of Information was prepared on: 04 November 2021