

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 4/67 Earl Street, Kew Vic 3101

Indicative selling price

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

Range between \$950,000 & \$1,040,000

Median sale price

Median price \$730,000 House Unit X Suburb Kew

Period - From 01/04/2017 to 31/03/2018 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	11/104-106 Walpole St KEW 3101	\$1,170,000	19/12/2017
2	3/32 Ridgeway Av KEW 3101	\$1,135,000	28/02/2018
3	4/29 Walpole St KEW 3101	\$1,040,000	15/03/2018

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.

4/67 Earl Street, Kew Vic 3101



3 2 2

Rooms:
Property Type: Unit
Land Size: 212.315 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,040,000
Median Unit Price
Year ending March 2018: \$730,000

Comparable Properties



11/104-106 Walpole St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,170,000
Method: Private Sale
Date: 19/12/2017
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 236 sqm approx



3/32 Ridgeway Av KEW 3101 (REI)

Agent Comments

2 2 2

Price: \$1,135,000
Method: Sold Before Auction
Date: 28/02/2018
Rooms: 4
Property Type: Townhouse (Res)



4/29 Walpole St KEW 3101 (REI)

Agent Comments

3 1 2

Price: \$1,040,000
Method: Sold Before Auction
Date: 15/03/2018
Rooms: -
Property Type: Townhouse (Res)