

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	98 Wiltshire Drive, Kew Vic 3101
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Indicative selling price

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

Range between	\$530,000	&	\$560,000
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Median sale price

Median price	\$785,000	Property Type	Unit	Suburb	Kew
Period - From	09/03/2020	to	08/03/2021	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	4/55-57 Brougham St KEW 3101	\$580,000	31/10/2020
2	301/140 Cotham Rd KEW 3101	\$540,000	15/10/2020
3	24/262 Heidelberg Rd FAIRFIELD 3078	\$525,000	23/11/2020

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:	09/03/2021 17:56
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