

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

73 Wiltshire Drive, Kew Vic 3101

Indicative selling price

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

Range between \$740,000 & \$810,000

Median sale price

Median price \$853,000 Property Type Unit Suburb Kew

Period - From 01/10/2020 to 31/12/2020 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	2/20 Tanner Av KEW EAST 3102	\$885,000	23/12/2020
2	1/65-67 Cotham Rd KEW 3101	\$787,500	25/01/2021
3	6/60 Princess St KEW 3101	\$727,500	19/12/2020

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:

23/03/2021 09:23



Property Type:
Agent Comments

Comparable Properties



2/20 Tanner Av KEW EAST 3102 (REI)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 23/12/2020
Property Type: Apartment

1/65-67 Cotham Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$787,500
Method: Private Sale
Date: 25/01/2021
Property Type: Apartment



6/60 Princess St KEW 3101 (REI/VG)

Agent Comments



Price: \$727,500
Method: Auction Sale
Date: 19/12/2020
Property Type: Apartment