

# 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 Stainer Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,580,000 & \$2,838,000

### Median sale price

Median price \$2,406,500 Property Type House Suburb Kew

Period - From 12/04/2020 to 11/04/2021 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 Churchill St KEW 3101	\$2,750,000	25/02/2021
2	7 Wishart St KEW 3101	\$2,725,000	27/11/2020
3	2 Henry St KEW 3101	\$2,710,000	21/11/2020

**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: 12/04/2021 12:04



**Property Type:** House (Previously Occupied - Detached)

Agent Comments

**Indicative Selling Price**

\$2,580,000 - \$2,838,000

**Median House Price**

12/04/2020 - 11/04/2021: \$2,406,500

## Comparable Properties



**4 Churchill St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,750,000

**Method:** Private Sale

**Date:** 25/02/2021

**Property Type:** House

**Land Size:** 646 sqm approx



**7 Wishart St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,725,000

**Method:** Private Sale

**Date:** 27/11/2020

**Property Type:** House

**Land Size:** 546 sqm approx



**2 Henry St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$2,710,000

**Method:** Auction Sale

**Date:** 21/11/2020

**Property Type:** House (Res)

**Land Size:** 511 sqm approx