



**Rooms:** 6  
**Property Type:** House  
**Agent Comments**

## Comparable Properties



**78 Charles St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$2,915,000  
**Method:** Auction Sale  
**Date:** 25/08/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 956 sqm approx



**8 Stirling St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$2,800,000  
**Method:** Auction Sale  
**Date:** 17/11/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 711 sqm approx



**26 Hartington St KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$2,725,000  
**Method:** Private Sale  
**Date:** 26/06/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 765 sqm approx

## 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

120 Eglinton 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)

Single price \$2,800,000

#### Median sale price

Median price \$2,277,500

House

X

Unit

Suburb Kew

Period - From 01/10/2017

to 30/09/2018

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	78 Charles St KEW 3101	\$2,915,000	25/08/2018
2	8 Stirling St KEW 3101	\$2,800,000	17/11/2018
3	26 Hartington St KEW 3101	\$2,725,000	26/06/2018

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.