



Rooms: 7

Property Type: House

Land Size: 504 sqm approx

Agent Comments

Comparable Properties



41 Fernhurst Gr KEW 3101 (REI)

Agent Comments



Price: \$2,625,000

Method: Private Sale

Date: 23/10/2018

Rooms: -

Property Type: House



31 Wrixon St KEW 3101 (REI/VG)

Agent Comments



Price: \$2,560,000

Method: Private Sale

Date: 31/05/2018

Rooms: -

Property Type: House

Land Size: 737 sqm approx



11 Kent St KEW 3101 (REI)

Agent Comments



Price: \$2,550,000

Method: Auction Sale

Date: 27/10/2018

Rooms: -

Property Type: House (Res)

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

114 Eglinton Street, Kew Vic 3101

Indicative selling price

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

Range between

\$2,500,000

&

\$2,700,000

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	41 Fernhurst Gr KEW 3101	\$2,625,000	23/10/2018
2	31 Wrixon St KEW 3101	\$2,560,000	31/05/2018
3	11 Kent St KEW 3101	\$2,550,000	27/10/2018

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.