

# 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

2/6 Denmark 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

\$1,880,000

### Median sale price

Median price

\$2,305,000

Property Type

House

Suburb

Kew

Period - From

01/07/2019

to

30/06/2020

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	3 Clevedon Ct KEW 3101	\$1,921,000	31/03/2020
2	86 Brougham St KEW 3101	\$1,862,500	29/02/2020
3			

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:

06/10/2020 17:08



4 3 2

**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**3 Clevedon Ct KEW 3101 (REI/VG)**

Agent Comments

4 2 3

**Price:** \$1,921,000

**Method:** Sold Before Auction

**Date:** 31/03/2020

**Property Type:** House (Res)

**Land Size:** 399 sqm approx



**86 Brougham St KEW 3101 (REI/VG)**

Agent Comments

4 4 2

**Price:** \$1,862,500

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** Townhouse (Res)

**Land Size:** 302 sqm approx

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.