

# 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

3 Page Avenue, Kew East Vic 3102

### Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,813,000 Property Type House Suburb Kew East

Period - From 01/04/2019 to 31/03/2020 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 | 31 Mathers Av KEW EAST 3102    | \$1,986,000 | 29/02/2020   |
| 2 | 3 Riverside Dr KEW EAST 3102   | \$1,805,000 | 21/03/2020   |
| 3 | 1 Westbrook St KEW EAST 3102   | \$1,700,000 | 19/03/2020   |

**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: 17/07/2020 14:00



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

**Land Size:** 905 sqm approx

Agent Comments

## Comparable Properties



**31 Mathers Av KEW EAST 3102 (REI)**

Agent Comments



**Price:** \$1,986,000

**Method:** Auction Sale

**Date:** 29/02/2020

**Property Type:** House (Res)

**Land Size:** 821 sqm approx



**3 Riverside Dr KEW EAST 3102 (REI)**

Agent Comments



**Price:** \$1,805,000

**Method:** Auction Sale

**Date:** 21/03/2020

**Property Type:** House (Res)

**Land Size:** 886 sqm approx



**1 Westbrook St KEW EAST 3102 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Sold Before Auction

**Date:** 19/03/2020

**Rooms:** 6

**Property Type:** House (Res)

**Land Size:** 697 sqm approx