

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

March quarter 2018: \$2,710,000



5 3 2

Rooms: 8

Property Type: House

Land Size: 647 sqm approx

Agent Comments

Comparable Properties



6 Cameron Ct KEW 3101 (VG)

Agent Comments

3 - -

Price: \$2,800,000

Method: Sale

Date: 14/05/2018

Rooms: -

Property Type: Land

Land Size: 601 sqm approx



53 Molesworth St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$2,710,000

Method: Private Sale

Date: 07/02/2018

Rooms: -

Property Type: House (Res)



55 Molesworth St KEW 3101 (REI)

Agent Comments

3 1 2

Price: \$2,700,000

Method: Sold Before Auction

Date: 03/04/2018

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

9 White Lodge Court, Kew Vic 3101

Indicative selling price

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

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,710,000

House

X

Unit

Suburb Kew

Period - From 01/01/2018

to 31/03/2018

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	6 Cameron Ct KEW 3101	\$2,800,000	14/05/2018
2	53 Molesworth St KEW 3101	\$2,710,000	07/02/2018
3	55 Molesworth St KEW 3101	\$2,700,000	03/04/2018

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.