

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

54 Foley Street, Kew, VIC 3101

INDICATIVE SELLING PRICE

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

Range Between \$2,000,000 & \$2,200,000

MEDIAN SALE PRICE

House | Kew (3101)

Period - From 1 January 2018 to 31 December 2018 | Source - REIV

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.

COMPARABLE PROPERTY SALES

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
34 EDGEVALE ROAD, KEW VIC 3101	\$2,260,000	27/10/2018
19 BOWEN STREET, HAWTHORN VIC 3122	\$2,250,000	11/08/2018
48 MELVILLE STREET, HAWTHORN VIC 3122	\$2,185,000	10/11/2018

Please contact us for further information regarding this document
or visit consumer.vic.gov.au/underquoting

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