

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

1/2 St Johns Parade, Kew Vic 3101

Indicative selling price

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

Single price \$725,000

Median sale price

Median price \$879,250

House

Unit

X

Suburb

Kew

Period - From 01/07/2017

to

30/09/2017

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	1/177 Brougham St KEW 3101	\$758,000	01/07/2017
2	2/11 Hartington St KEW 3101	\$705,000	15/09/2017
3	4/58 Harp Rd KEW 3101	\$699,000	16/09/2017

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.



2
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Rooms:**Property Type:** Unit**Land Size:** 64 sqm approx

Agent Comments

Property Guide First home seekers, empty nesters and lovers of lifestyle will be delighted by this two bedroom villa's fabulous potential in an ideal location in the exclusive schools' enclave just a short walk from Kew Junction and Glenferrie Road's shops, restaurants and entertainment attractions. Tucked quietly away at the front of four, its easily managed proportions present fabulous renovation possibilities (STCA) enhanced by a large living/dining domain, leafy courtyard and street accessed parking.

Comparable Properties

**1/177 Brougham St KEW 3101 (REI/VG)**

Agent Comments

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 2

Price: \$758,000**Method:** Auction Sale**Date:** 01/07/2017**Rooms:** -**Property Type:** Unit**2/11 Hartington St KEW 3101 (REI/VG)**

Agent Comments

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 1

Price: \$705,000**Method:** Sold Before Auction**Date:** 15/09/2017**Rooms:** -**Property Type:** Unit**4/58 Harp Rd KEW 3101 (REI)**

Agent Comments

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 1

Price: \$699,000**Method:** Auction Sale**Date:** 16/09/2017**Rooms:** -**Property Type:** Unit