



**Rooms:** 4

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



2/4 Maylands Av BALWYN NORTH 3104  
(REI/VG)

Agent Comments



**Price:** \$835,000

**Method:** Private Sale

**Date:** 05/06/2017

**Rooms:** 4

**Property Type:** Unit



1/125 Walpole St KEW 3101 (REI/VG)

Agent Comments



**Price:** \$825,000

**Method:** Auction Sale

**Date:** 27/05/2017

**Rooms:** -

**Property Type:** Townhouse (Res)



31/380 High St KEW 3101 (REI)

Agent Comments



**Price:** \$802,000

**Method:** Auction Sale

**Date:** 12/08/2017

**Rooms:** 3

**Property Type:** Apartment

## 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	7/3 Strathwyn Place, Kew East Vic 3102
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#### Indicative selling price

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

Range between	\$810,000	&	\$891,000
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#### Median sale price

Median price	\$840,000	House		Unit	X	Suburb	Kew East
Period - From	01/07/2016	to	30/06/2017	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	2/4 Maylands Av BALWYN NORTH 3104	\$835,000	05/06/2017
2	1/125 Walpole St KEW 3101	\$825,000	27/05/2017
3	31/380 High St KEW 3101	\$802,000	12/08/2017

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.