



4 1 0

Rooms: 8
Property Type: House
Agent Comments

Indicative Selling Price
\$3,100,000 - \$3,410,000

Median House Price
June quarter 2017: \$2,290,000

Comparable Properties

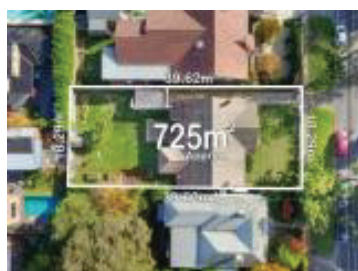


39 Mont Victor Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$3,045,000
Method: Auction Sale
Date: 29/04/2017
Rooms: 6
Property Type: House (Res)



47 Stevenson St KEW 3101 (REI)

Agent Comments

3 1 3

Price: \$3,001,000
Method: Auction Sale
Date: 24/06/2017
Rooms: -
Property Type: House (Res)
Land Size: 725 sqm approx

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.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for saleAddress
Including suburb and
postcode

7 Hillcrest Avenue, Kew Vic 3101

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$3,100,000

&

\$3,410,000

Median sale price

Median price \$2,290,000

House

X

Unit

Suburb Kew

Period - From 01/04/2017

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		
3		

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.