

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

37 Derby Street, Kew Vic 3101

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

Range between \$3,500,000

&

\$3,800,000

Median sale price

Median price \$2,165,000

House X

Suburb Kew

Period - From 01/01/2017

to 31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Thomas St KEW 3101	\$3,750,000	19/02/2017
31 Peel St KEW 3101	\$3,130,000	18/03/2017
39 Mont Victor Rd KEW 3101	\$3,045,000	29/04/2017