



4   2   2

**Rooms:** 7  
**Property Type:** House  
**Land Size:** 697 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$3,250,000  
**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)



**2 Charles St KEW 3101 (REI/VG)**

**Agent Comments**

4   2   2

**Price:** \$2,999,999  
**Method:** Private Sale  
**Date:** 24/05/2017  
**Rooms:** 7  
**Property Type:** House  
**Land Size:** 722 sqm approx



**12 Campbell St KEW 3101 (VG)**

**Agent Comments**

5   -   -

**Price:** \$2,852,150  
**Method:** Sale  
**Date:** 20/04/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 631 sqm approx

## 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 44 Davis Street, Kew Vic 3101

#### Indicative selling price

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

Single Price \$3,250,000

#### 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	39 Mont Victor Rd KEW 3101	\$3,045,000	29/04/2017
2	2 Charles St KEW 3101	\$2,999,999	24/05/2017
3	12 Campbell St KEW 3101	\$2,852,150	20/04/2017

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.