

## 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 62 Derby 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 \$1,095,000

#### Median sale price

Median price \$2,255,000 House  Unit  Suburb Kew

Period - From 01/07/2017 to 30/06/2018 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	129 Wellington St KEW 3101	\$1,250,000	02/08/2018
2	42a Belford Rd KEW EAST 3102	\$1,152,000	11/08/2018
3	60 Eglinton St KEW 3101	\$1,015,000	26/05/2018

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.



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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 166 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,095,000  
**Median House Price**  
 Year ending June 2018: \$2,255,000

## Comparable Properties



129 Wellington St KEW 3101 (REI)

Agent Comments

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**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 02/08/2018  
**Rooms:** 4  
**Property Type:** House



42a Belford Rd KEW EAST 3102 (REI)

Agent Comments

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**Price:** \$1,152,000  
**Method:** Sold Before Auction  
**Date:** 11/08/2018  
**Rooms:** -  
**Property Type:** Townhouse (Res)



60 Eglinton St KEW 3101 (REI)

Agent Comments

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**Price:** \$1,015,000  
**Method:** Auction Sale  
**Date:** 26/05/2018  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 232 sqm approx