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	116 Sackville Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $4,200,000 & $4,600,000

Median sale price

Median price	$2,470,000	Property Type	House	Suburb	Kew
Period - From	17/06/2020	to	16/06/2021	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	5 Thomas St KEW 3101	$5,010,000	15/05/2021
2	17 Sackville St KEW 3101	$4,001,000	27/02/2021
3	108 Sackville St KEW 3101	$5,375,000	22/02/2021

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.~~

This Statement of Information was prepared on: 17/06/2021 17:00

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Property Type: House (Previously Occupied - Detached)
Land Size: 711 sqm approx

Agent Comments

Indicative Selling Price
$4,200,000 - $4,600,000
Median House Price
17/06/2020 - 16/06/2021: $2,470,000

Comparable Properties

5 Thomas St KEW 3101 (REI)

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Price: $5,010,000
Method: Auction Sale
Date: 15/05/2021
Property Type: House
Land Size: 753 sqm approx

Agent Comments

17 Sackville St KEW 3101 (REI)

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Price: $4,001,000
Method: Auction Sale
Date: 27/02/2021
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments

108 Sackville St KEW 3101 (REI/VG)

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Price: $5,375,000
Method: Sold Before Auction
Date: 22/02/2021
Property Type: House (Res)
Land Size: 922 sqm approx

Agent Comments