

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

12/833 High Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,490,000

&

\$1,580,000

Median sale price

Median price \$1,040,000

Property Type Townhouse

Suburb Kew East

Period - From 30/07/2020

to

29/07/2021

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	13/835 High St KEW EAST 3102	\$1,500,000	04/05/2021
2	13/833 High St KEW EAST 3102	\$1,532,040	03/05/2021
3	3/1 Highbury St BALWYN NORTH 3104	\$1,460,000	19/06/2021

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:

30/07/2021 10:12



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$1,490,000 - \$1,580,000
Median Townhouse Price
30/07/2020 - 29/07/2021: \$1,040,000

Comparable Properties



13/835 High St KEW EAST 3102 (REI)

Agent Comments



Price: \$1,500,000
Method: Private Sale
Date: 04/05/2021
Property Type: Townhouse (Single)

13/833 High St KEW EAST 3102 (VG)

Agent Comments



Price: \$1,532,040
Method: Sale
Date: 03/05/2021
Property Type: House - Attached House N.E.C.
Land Size: 87 sqm approx



3/1 Highbury St BALWYN NORTH 3104 (REI)

Agent Comments



Price: \$1,460,000
Method: Auction Sale
Date: 19/06/2021
Property Type: Townhouse (Res)