

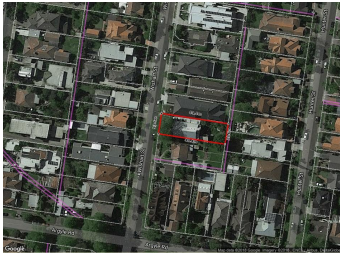
# STATEMENT OF INFORMATION

6 WISHART STREET, KEW, VIC 3101

PREPARED BY ROBERT LE, WILLIAM HUXLEY PTY LTD, PHONE: 0409 877 851

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**6 WISHART STREET, KEW, VIC 3101**

 6  4  -

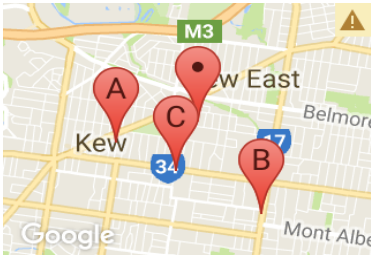
**Indicative Selling Price**

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

**Price Range: \$2,300,000 to \$2,500,000**

Provided by: Robert Le, William Huxley Pty Ltd

## MEDIAN SALE PRICE



**KEW, VIC, 3101**

**Suburb Median Sale Price (House)**

**\$2,180,000**

01 January 2017 to 31 December 2017

Provided by: 

## COMPARABLE PROPERTIES

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.



**39 MARY ST, KEW, VIC 3101**

 2  1  2

**Sale Price**

**\$2,481,000**

Sale Date: 15/11/2017

Distance from Property: 1.1km



**1187 BURKE RD, KEW, VIC 3101**

 6  3  3

**Sale Price**

**\*\*\$2,450,000**

Sale Date: 20/11/2017

Distance from Property: 1.6km



**230 COTHAM RD, KEW, VIC 3101**

 1  2  2

**Sale Price**

**\$2,425,000**

Sale Date: 09/01/2018

Distance from Property: 764m



This report has been compiled on 14/03/2018 by William Huxley Pty Ltd. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

6 WISHART 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)

Price Range: \$2,300,000 to \$2,500,000

### Median sale price

Median price \$2,180,000

House

Unit

Suburb

KEW

Period

01 January 2017 to 31 December 2017

Source



### Comparable property sales

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
39 MARY ST, KEW, VIC 3101	\$2,481,000	15/11/2017
1187 BURKE RD, KEW, VIC 3101	**\$2,450,000	20/11/2017
230 COTHAM RD, KEW, VIC 3101	\$2,425,000	09/01/2018