



Rooms: 5
Property Type: House (Res)
Agent Comments

Indicative Selling Price
\$1,900,000 - \$2,050,000

Median House Price
Year ending June 2017: \$2,150,000

Comparable Properties



116 Edgevale Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$2,101,000
Method: Sold Before Auction
Date: 07/03/2017
Rooms: -
Property Type: House (Res)
Land Size: 270 sqm approx



24 Percy St HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$2,020,000
Method: Auction Sale
Date: 18/02/2017
Rooms: 4
Property Type: House (Res)
Land Size: 280 sqm approx



31 Smart St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,800,000
Method: Auction Sale
Date: 13/05/2017
Rooms: -
Property Type: House (Res)
Land Size: 209 sqm approx

This sale is very comparable (without OSP and smaller land)

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

30 Stirling Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,900,000 & \$2,050,000

Median sale price

Median price \$2,150,000

House X

Suburb Kew

Period - From 01/07/2016 to 30/06/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
116 Edgevale Rd KEW 3101	\$2,101,000	07/03/2017
24 Percy St HAWTHORN 3122	\$2,020,000	18/02/2017
31 Smart St HAWTHORN 3122	\$1,800,000	13/05/2017