

## 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

5 Majella Court, 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 \$3,475,000

## Median sale price

Median price \$2,150,000

House

X

Unit

Suburb Kew

Period - From 01/10/2017

to

31/12/2017

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	26 Cecil St KEW 3101	\$3,710,000	02/12/2017
2	3 Mawson St KEW 3101	\$3,600,000	24/02/2018
3	67 Charles St KEW 3101	\$3,516,000	28/10/2017

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.



3 2 2

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 844 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$3,475,000  
**Median House Price**  
 December quarter 2017: \$2,150,000

## Comparable Properties



**26 Cecil St KEW 3101 (REI)**

Agent Comments

4 2 2

**Price:** \$3,710,000  
**Method:** Auction Sale  
**Date:** 02/12/2017  
**Rooms:** 9  
**Property Type:** House (Res)  
**Land Size:** 703 sqm approx



**3 Mawson St KEW 3101 (REI)**

Agent Comments

4 3 2

**Price:** \$3,600,000  
**Method:** Auction Sale  
**Date:** 24/02/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 758 sqm approx



**67 Charles St KEW 3101 (REI/VG)**

Agent Comments

5 4 1

**Price:** \$3,516,000  
**Method:** Auction Sale  
**Date:** 28/10/2017  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 907 sqm approx