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<br>Including suburb and postcode | 9 John Street, Kew Vic 3101 |

## Indicative selling price

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

Range between $2,700,000 & $2,970,000

## Median sale price

Median price $2,790,000 Property Type House Suburb Kew

Period - From 01/04/2021 to 30/06/2021 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 | 12 Westley St HAWTHORN EAST 3123 | $3,025,000 | 06/08/2021 |
| 2 | 477 High St KEW 3101 | $2,770,000 | 02/08/2021 |
| 3 | 88 Edgevale Rd KEW 3101 | $2,625,000 | 07/08/2021 |

**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: 08/09/2021 15:20

# 9 John Street, Kew Vic 3101

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**Indicative Selling Price**
$2,700,000 - $2,970,000
**Median House Price**
June quarter 2021: $2,790,000




3 1 2

**Property Type:** House
**Land Size:** 700 sqm approx

Agent Comments

## Comparable Properties



**12 Westley St HAWTHORN EAST 3123 (REI)**

3 1 1

**Price:** $3,025,000
**Method:** Sold Before Auction
**Date:** 06/08/2021
**Property Type:** House (Res)
**Land Size:** 684 sqm approx

Agent Comments



**477 High St KEW 3101 (REI)**

5 2 2

**Price:** $2,770,000
**Method:** Sold Before Auction
**Date:** 02/08/2021
**Property Type:** House (Res)
**Land Size:** 745 sqm approx

Agent Comments



**88 Edgevale Rd KEW 3101 (REI)**

4 2 -

**Price:** $2,625,000
**Method:** Sold Before Auction
**Date:** 07/08/2021
**Property Type:** House (Res)

Agent Comments



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