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	14 Kitchener Street, Deepdene Vic 3103

Indicative selling price

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

Range between $1,900,000 & $2,090,000

Median sale price

Median price $2,880,000 Property Type House Suburb Deepdene

Period - From 01/09/2019 to 31/08/2020 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	22 Winmalee Rd BALWYN 3103	$2,180,000	30/06/2020
2	107 Edgevale Rd KEW 3101	$2,170,000	05/08/2020
3	109 Edgevale Rd KEW 3101	$1,960,000	10/05/2020

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: 01/09/2020 09:21

RT Edgar



4 2 2

Property Type: House
Land Size: 432 sqm approx

Indicative Selling Price
$1,900,000 - $2,090,000
Median House Price
01/09/2019 - 31/08/2020: $2,880,000

Agent Comments

Three robed bedrooms plus a bright home office with a built-in desk and shelving offers essential flexibility as a fourth bedroom.

Comparable Properties



22 Winmalee Rd BALWYN 3103 (REI)

3 2 4

Price: $2,180,000
Method: Sold Before Auction
Date: 30/06/2020
Property Type: House (Res)
Land Size: 490 sqm approx

Agent Comments



107 Edgevale Rd KEW 3101 (REI)

4 2 1

Price: $2,170,000
Method: Auction Sale
Date: 05/08/2020
Property Type: House (Res)
Land Size: 430 sqm approx

Agent Comments



109 Edgevale Rd KEW 3101 (REI/VG)

3 1 1

Price: $1,960,000
Method: Private Sale
Date: 10/05/2020
Property Type: House
Land Size: 347 sqm approx

Agent Comments

REIV propertydata.com.au

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.