

## 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	17 Frater Street, Kew East Vic 3102
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#### Indicative selling price

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

Single price

#### Median sale price

Median price	<input type="text" value="\$1,755,000"/>	House	<input type="text" value="X"/>	Unit	<input type="text"/>	Suburb	<input type="text" value="Kew East"/>
Period - From	<input type="text" value="01/04/2018"/>	to	<input type="text" value="31/03/2019"/>	Source	<input type="text" value="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	31 Wilfred Rd IVANHOE EAST 3079	\$2,000,000	25/05/2019
2	50 Argyle Rd KEW 3101	\$1,910,000	01/09/2018
3	3 Highbury St BALWYN NORTH 3104	\$1,900,000	24/10/2018

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.

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4   2   2

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

**Indicative Selling Price**  
\$1,950,000  
**Median House Price**  
Year ending March 2019: \$1,755,000

## Comparable Properties



31 Wilfred Rd IVANHOE EAST 3079 (REI)

**Agent Comments**

4   3   2

**Price:** \$2,000,000  
**Method:** Auction Sale  
**Date:** 25/05/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 1010 sqm approx



50 Argyle Rd KEW 3101 (REI/VG)

**Agent Comments**

3   2   1

**Price:** \$1,910,000  
**Method:** Auction Sale  
**Date:** 01/09/2018  
**Rooms:** 8  
**Property Type:** House (Res)  
**Land Size:** 644 sqm approx



3 Highbury St BALWYN NORTH 3104 (VG)

**Agent Comments**

3   -   -

**Price:** \$1,900,000  
**Method:** Sale  
**Date:** 24/10/2018  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 748 sqm approx