

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

11 Longstaff Street, Kew East Vic 3102

Indicative selling price

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

Range between \$1,800,000 & \$1,950,000

Median sale price

Median price \$2,050,000 Property Type House Suburb Kew East

Period - From 01/04/2021 to 30/06/2021 Source REIV

Comparable property sales (*Delete A or B below as applicable)

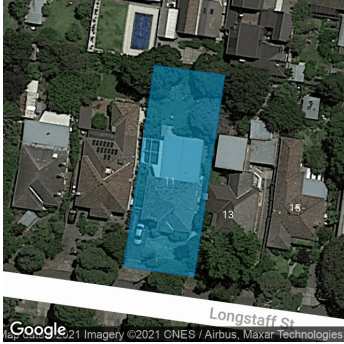
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	27 Kellett Gr KEW 3101	\$2,080,000	24/06/2021
2	25 Carnegie Av KEW EAST 3102	\$1,985,000	19/06/2021
3	47 Bennett Pde KEW EAST 3102	\$1,880,000	18/06/2021

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: 05/08/2021 11:04



 4  2  2

Property Type: House
Land Size: 702 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,950,000
Median House Price
June quarter 2021: \$2,050,000

Comparable Properties



27 Kellett Gr KEW 3101 (REI)

Agent Comments

 3  2  6

Price: \$2,080,000
Method: Private Sale
Date: 24/06/2021
Property Type: House
Land Size: 641 sqm approx



25 Carnegie Av KEW EAST 3102 (REI)

Agent Comments

 4  1  2

Price: \$1,985,000
Method: Auction Sale
Date: 19/06/2021
Property Type: House (Res)
Land Size: 581 sqm approx



47 Bennett Pde KEW EAST 3102 (REI)

Agent Comments

 -  -  -

Price: \$1,880,000
Method: Private Sale
Date: 18/06/2021
Property Type: Land (Res)
Land Size: 580 sqm approx