

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 Gordon Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$1,850,000 & \$2,035,000

Median sale price

Median price \$2,620,000 Property Type House Suburb Kew

Period - From 01/10/2020 to 30/09/2021 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	17 Stansell St KEW 3101	\$2,020,000	14/10/2021
2	99 Church St HAWTHORN 3122	\$1,975,000	20/10/2021
3	20 Bell St HAWTHORN 3122	\$1,965,000	08/10/2021

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:

18/11/2021 10:04



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Property Type: House

Agent Comments

Indicative Selling Price

\$1,850,000 - \$2,035,000

Median House Price

Year ending September 2021: \$2,620,000

Comparable Properties



17 Stansell St KEW 3101 (REI)

Agent Comments

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Price: \$2,020,000

Method: Auction Sale

Date: 14/10/2021

Property Type: House (Res)

Land Size: 280 sqm approx



99 Church St HAWTHORN 3122 (REI)

Agent Comments

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Price: \$1,975,000

Method: Auction Sale

Date: 20/10/2021

Property Type: House (Res)



20 Bell St HAWTHORN 3122 (REI)

Agent Comments

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  1
  -

Price: \$1,965,000

Method: Sold Before Auction

Date: 08/10/2021

Property Type: House (Res)

Land Size: 240 sqm approx

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897