### 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

1/20 Edgevale Road, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$2,050,000		&		\$2,250,000			
Median sale p	rice							
Median price	\$1,422,500	Pro	operty Type	Том	nhouse		Suburb	Kew
Period - From	23/04/2023	to	22/04/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/31 Riversdale Rd HAWTHORN 3122	\$2,210,000	16/03/2024
2	1/62 Tennyson St KEW 3101	\$2,100,000	25/03/2024
3	5/272 Cotham Rd KEW 3101	\$2,060,000	28/03/2024

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.

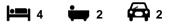
This Statement of Information was prepared on:

23/04/2024 10:57



# McGrath





Property Type: Townhouse Agent Comments Indicative Selling Price \$2,050,000 - \$2,250,000 Median Townhouse Price 23/04/2023 - 22/04/2024: \$1,422,500

## **Comparable Properties**



4/31 Riversdale Rd HAWTHORN 3122 (REI)



Price: \$2,210,000 Method: Auction Sale Date: 16/03/2024 Property Type: House (Res)



1/62 Tennyson St KEW 3101 (REI)



Price: \$2,100,000 Method: Private Sale Date: 25/03/2024 Property Type: House (Res)

5/272 Cotham Rd KEW 3101 (REI)



Price: \$2,060,000 Method: Private Sale Date: 28/03/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802





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