

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$2,050,000 & \$2,250,000

### Median sale price

Median price \$1,422,500 Property Type Townhouse Suburb Kew

Period - From 23/04/2023 to 22/04/2024 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	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



4 2 2

**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)**

**Agent Comments**

4 2 3

**Price:** \$2,210,000

**Method:** Auction Sale

**Date:** 16/03/2024

**Property Type:** House (Res)



**1/62 Tennyson St KEW 3101 (REI)**

**Agent Comments**

4 3 2

**Price:** \$2,100,000

**Method:** Private Sale

**Date:** 25/03/2024

**Property Type:** House (Res)



**5/272 Cotham Rd KEW 3101 (REI)**

**Agent Comments**

4 2 2

**Price:** \$2,060,000

**Method:** Private Sale

**Date:** 28/03/2024

**Property Type:** Townhouse (Res)

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