

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 Vaughan Crescent, Kew Vic 3101

Indicative selling price

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

Range between \$775,000 & \$850,000

Median sale price

Median price \$1,410,000 Property Type Townhouse Suburb Kew

Period - From 17/05/2023 to 16/05/2024 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.

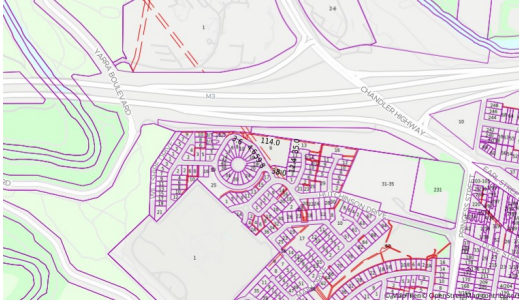
	Address of comparable property	Price	Date of sale
1	2/5 Station St FAIRFIELD 3078	\$852,000	11/05/2024
2	2/117 Gillies St FAIRFIELD 3078	\$850,000	16/03/2024
3	195 Wiltshire Dr KEW 3101	\$765,000	11/04/2024

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:

17/05/2024 13:29



Property Type: Townhouse

Agent Comments

Comparable Properties



2/5 Station St FAIRFIELD 3078 (REI)

Agent Comments



Price: \$852,000

Method: Auction Sale

Date: 11/05/2024

Property Type: Unit



2/117 Gillies St FAIRFIELD 3078 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Townhouse (Single)



195 Wiltshire Dr KEW 3101 (REI)

Agent Comments



Price: \$765,000

Method: Private Sale

Date: 11/04/2024

Property Type: Townhouse (Single)