

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

2/22 Rossfield Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$704,250 Property Type Unit Suburb Kew

Period - From 01/01/2023 to 31/03/2023 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	3/15 Illawarra Rd HAWTHORN 3122	\$700,000	27/03/2023
2	4/148 Barkers Rd HAWTHORN 3122	\$686,000	04/03/2023
3	7/28 Auburn Gr HAWTHORN EAST 3123	\$672,000	25/02/2023

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:

19/05/2023 16:12



Rooms: 5

Property Type: Apartment

Land Size: Strata

Agent Comments

Comparable Properties



3/15 Illawarra Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 27/03/2023

Property Type: Unit



4/148 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments



Price: \$686,000

Method: Auction Sale

Date: 04/03/2023

Property Type: Unit



7/28 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$672,000

Method: Auction Sale

Date: 25/02/2023

Property Type: Apartment