

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

3/20 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,690,000 & \$1,850,000

Median sale price

Median price \$1,395,000 Property Type Townhouse Suburb Kew

Period - From 24/10/2022 to 23/10/2023 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	3/847 Glenferrie Rd KEW 3101	\$1,800,000	23/08/2023
2	5/7 Gellibrand St KEW 3101	\$1,715,000	16/09/2023
3	3/956 Burke Rd DEEPDENE 3103	\$1,650,000	02/06/2023

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:

24/10/2023 11:45



4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,690,000 - \$1,850,000
Median Townhouse Price
24/10/2022 - 23/10/2023: \$1,395,000

Comparable Properties



3/847 Glenferrie Rd KEW 3101 (VG)

Agent Comments

4 - -

Price: \$1,800,000

Method: Sale

Date: 23/08/2023

Property Type: Flat/Unit/Apartment (Res)



5/7 Gellibrand St KEW 3101 (REI)

Agent Comments

4 3 2

Price: \$1,715,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)



3/956 Burke Rd DEEPDENE 3103 (REI/VG)

Agent Comments

4 3 2

Price: \$1,650,000

Method: Private Sale

Date: 02/06/2023

Property Type: Townhouse (Single)