

# 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

3/7 Vaughan Crescent, 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 \$695,000 & \$760,000

### Median sale price

Median price \$837,500 Property Type Unit Suburb Kew

Period - From 01/07/2023 to 30/09/2023 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 | 4/38 Walpole St KEW 3101       | \$785,000 | 12/08/2023   |
| 2 | 3/36 Hartington St KEW 3101    | \$781,000 | 12/08/2023   |
| 3 | 115 Wiltshire Dr KEW 3101      | \$750,000 | 06/09/2023   |

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:

21/11/2023 13:46



2   1   2

**Property Type:** Unit

**Agent Comments**

**Indicative Selling Price**

\$695,000 - \$760,000

**Median Unit Price**

September quarter 2023: \$837,500

## Comparable Properties



**4/38 Walpole St KEW 3101 (REI/VG)**

**Agent Comments**

2   1   1

**Price:** \$785,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Unit



**3/36 Hartington St KEW 3101 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$781,000

**Method:** Auction Sale

**Date:** 12/08/2023

**Property Type:** Unit



**115 Wiltshire Dr KEW 3101 (REI/VG)**

**Agent Comments**

2   1   2

**Price:** \$750,000

**Method:** Private Sale

**Date:** 06/09/2023

**Property Type:** Apartment