## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 3/7 Vaughan Crescent, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/ı	underquot	ing		
Range betweer	\$695,000		&		\$760,000			
Median sale pr	rice							
Median price	\$837,500	Pro	operty Type	Unit			Suburb	Kew
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ad	dress 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



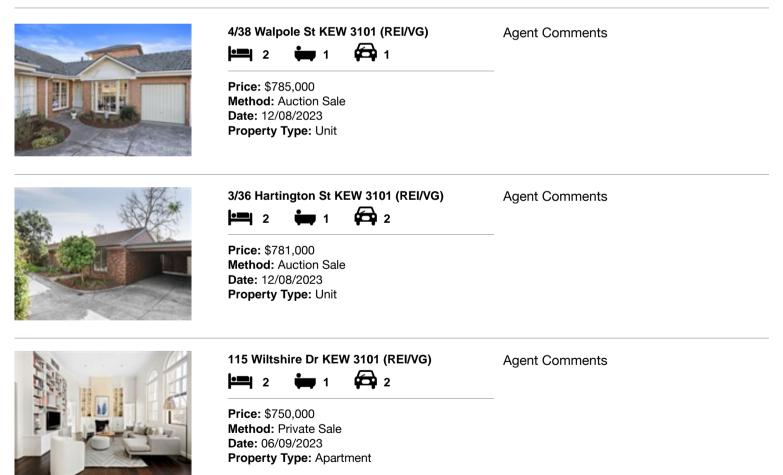




**Property Type:** Unit Agent Comments

Indicative Selling Price \$695,000 - \$760,000 Median Unit Price September quarter 2023: \$837,500

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999



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