

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

74 Wiltshire Drive Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$850,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$770,000

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2018

to

31 Oct 2019

Source

Corelogic

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 6 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

210 Wiltshire Drive Kew VIC 3101	\$770,000	31-May-19
256 Wiltshire Drive Kew VIC 3101	\$835,000	11-Oct-19
2/13 Childers Street Kew VIC 3101	\$850,000	18-May-19

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 6 months.~~

This Statement of Information was prepared on: 26 November 2019



210 Wiltshire Drive Kew VIC 3101

Sold Price

\$770,000

Sold Date

31-May-19

3 2 2

Distance

-



256 Wiltshire Drive Kew VIC 3101

Sold Price

\$835,000^{UN}

Sold Date

11-Oct-19

3 2 2

Distance

-



2/13 Childers Street Kew VIC 3101

Sold Price

\$850,000

Sold Date

18-May-19

2 1 1

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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