## 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 2/10 Hyton Crescent, Kew Vic 3101

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$1,315,000								
Median sale price									
Median price	\$1,380,000	Pro	operty Type Tow	vnhouse	Suburb Kew				
Period - From	11/12/2022	to	10/12/2023	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.

Add	dress of comparable property	Price	Date of sale
1	15/1 Muir St HAWTHORN 3122	\$1,425,000	19/10/2023
2	3/19 Power St HAWTHORN 3122	\$1,360,000	20/06/2023
3	1 Rockingham St KEW 3101	\$1,250,000	27/11/2023

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:

11/12/2023 11:42







Property Type: Apartment Agent Comments Indicative Selling Price \$1,315,000 Median Townhouse Price 11/12/2022 - 10/12/2023: \$1,380,000

# **Comparable Properties**



15/1 Muir St HAWTHORN 3122 (REI)



Price: \$1,425,000 Method: Private Sale Date: 19/10/2023 Property Type: Apartment Agent Comments



3/19 Power St HAWTHORN 3122 (VG)

Agent Comments



Price: \$1,360,000 Method: Sale Date: 20/06/2023 Property Type: Flat/Unit/Apartment (Res)



1 Rockingham St KEW 3101 (REI)



Price: \$1,250,000 Method: Private Sale Date: 27/11/2023 Property Type: House Agent Comments

Account - Marshall White | P: 03 9822 9999





The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.