

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

2/10 Hyton Crescent, Kew Vic 3101

Indicative selling price

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

Single price \$1,315,000

Median sale price

Median price \$1,380,000

Property Type Townhouse

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.

	Address 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



2 1 2

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)

Agent Comments

3 2 1

Price: \$1,425,000

Method: Private Sale

Date: 19/10/2023

Property Type: Apartment



3/19 Power St HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$1,360,000

Method: Sale

Date: 20/06/2023

Property Type: Flat/Unit/Apartment (Res)



1 Rockingham St KEW 3101 (REI)

Agent Comments

3 1 1

Price: \$1,250,000

Method: Private Sale

Date: 27/11/2023

Property Type: House