

# 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

21 Swinton Avenue, 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 \$4,300,000 & \$4,500,000

### Median sale price

Median price \$2,620,000 Property Type House Suburb Kew

Period - From 01/10/2020 to 30/09/2021 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	2 Osborne Ct HAWTHORN 3122	\$4,690,000	16/10/2021
2	7 Charles St KEW 3101	\$4,600,000	04/10/2021
3	5b Muir St HAWTHORN 3122	\$4,200,000	14/07/2021

**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:

02/12/2021 13:43



**Property Type:** House (Res)

**Land Size:** 661 sqm approx

Agent Comments

**Indicative Selling Price**

\$4,300,000 - \$4,500,000

**Median House Price**

Year ending September 2021: \$2,620,000

## Comparable Properties



**2 Osborne Ct HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$4,690,000

**Method:** Auction Sale

**Date:** 16/10/2021

**Property Type:** House

**Land Size:** 530 sqm approx



**7 Charles St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$4,600,000

**Method:** Private Sale

**Date:** 04/10/2021

**Property Type:** House

**Land Size:** 720 sqm approx



**5b Muir St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$4,200,000

**Method:** Private Sale

**Date:** 14/07/2021

**Property Type:** House

**Land Size:** 339 sqm approx

Account - James Buy Sell | P: 03 9596 8822