

RT Edgar

STATEMENT OF INFORMATION

20 February 2019

Property offered for sale

2 Banool Avenue, Kew VIC 3101

Indicative selling price

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

Range between \$1,850,000 & \$1,950,000

Median sale price

Median price \$2,277,500 House X Unit Suburb KEW

Period - From 01/01/2018 to 31/12/2018 Source REIV

Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar Boroondara estate agent and Alex Broque consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 1/50 Westbrook St KEW EAST 3102	\$1,810,000	11/11/2018
2 20 Banool Av KEW 3101	\$1,895,000	15/12/2018
3 1 Edlington St HAWTHORN 3122	\$1,860,000	17/12/2018