

# RT Edgar

## STATEMENT OF INFORMATION

7 January 2019

### Property offered for sale

4/79-81 Earl Street 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 \$600,000 & \$660,000

### Median sale price

Median price \$705,000 House Unit X Suburb Kew

Period - From 01/10/2017 to 30/09/2018 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 Richard Nowak consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 15/35 Coate Av ALPHINGTON 3078	\$640,000	07/10/2018
2 3/35 Coate Av ALPHINGTON 3078	\$620,000	13/07/2018
3 13/35 Coate Av ALPHINGTON 3078	\$605,000	07/09/2018