

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

1/29 Asquith Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$837,500 Property Type Unit Suburb Kew

Period - From 01/07/2023 to 30/09/2023 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 | 5/7 Gellibrand St KEW 3101 | \$1,715,000 | 16/09/2023 |
| 2 | 3/120 Walpole St KEW 3101 | \$1,650,000 | 05/10/2023 |
| 3 | 4/63 Princess St KEW 3101 | \$1,625,000 | 10/06/2023 |

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:

18/10/2023 15:44



Rooms: 7

Property Type: Townhouse

Agent Comments

Comparable Properties



5/7 Gellibrand St KEW 3101 (REI)

Agent Comments



Price: \$1,715,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)



3/120 Walpole St KEW 3101 (REI)

Agent Comments



Price: \$1,650,000

Method: Sold Before Auction

Date: 05/10/2023

Property Type: House



4/63 Princess St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,625,000

Method: Private Sale

Date: 10/06/2023

Property Type: Townhouse (Single)