

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

1/67 Davis Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

Median sale price

Median price \$2,758,000 Property Type House 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	520 Burwood Rd HAWTHORN 3122	\$1,270,000	13/05/2023
2	2/16-18 Childers St KEW 3101	\$1,225,000	26/08/2023
3	6/77 Harp Rd KEW EAST 3102	\$1,070,000	19/09/2023

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:

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Rooms: study
Property Type: House
Land Size: 226 sqm approx
 Agent Comments
 Remote garage

Indicative Selling Price
 \$1,150,000 - \$1,250,000
Median House Price
 September quarter 2023: \$2,758,000

Comparable Properties



520 Burwood Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$1,270,000
Method: Auction Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 337 sqm approx



2/16-18 Childers St KEW 3101 (REI) Agent Comments



Price: \$1,225,000
Method: Auction Sale
Date: 26/08/2023
Property Type: Townhouse (Res)
Land Size: 218 sqm approx



6/77 Harp Rd KEW EAST 3102 (REI/VG) Agent Comments



Price: \$1,070,000
Method: Sold Before Auction
Date: 19/09/2023
Property Type: Unit
Land Size: 301 sqm approx

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