

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

10/5-7 Cecil Street, Kew Vic 3101

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,422,500 Property Type Townhouse Suburb Kew

Period - From 16/05/2023 to 15/05/2024 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	5/9 Peel St KEW 3101	\$950,000	09/03/2024
2	1/3 Strathwyn PI KEW EAST 3102	\$950,000	08/03/2024
3			

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: 16/05/2024 14:59

10/5-7 Cecil Street, Kew Vic 3101

Jellis
Craig

George Mityr
0419 370 483

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2 2 1

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$950,000 - \$1,045,000

Median Townhouse Price

16/05/2023 - 15/05/2024: \$1,422,500

Comparable Properties



5/9 Peel St KEW 3101 (REI/VG)

Agent Comments

2 2 1

Price: \$950,000

Method: Sold Before Auction

Date: 09/03/2024

Property Type: Townhouse (Res)

Land Size: 676 sqm approx



1/3 Strathwyn PI KEW EAST 3102 (REI)

Agent Comments

2 2 1

Price: \$950,000

Method: Private Sale

Date: 08/03/2024

Property Type: Townhouse (Res)

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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