

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

13 Hansen Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,000,000 & \$3,300,000

Median sale price

Median price \$2,825,000 Property Type House Suburb Kew

Period - From 01/01/2023 to 31/12/2023 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	9 Wishart St KEW 3101	\$3,500,000	17/02/2024
2	85 Fitzwilliam St KEW 3101	\$3,370,000	15/12/2023
3	40 Yarravale Rd KEW 3101	\$3,050,000	10/02/2024

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:

27/02/2024 14:35

13 Hansen Street, Kew Vic 3101



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 751 sqm approx
Agent Comments

Indicative Selling Price
\$3,000,000 - \$3,300,000
Median House Price
Year ending December 2023: \$2,825,000

Comparable Properties



9 Wishart St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$3,500,000
Method: Auction Sale
Date: 17/02/2024
Property Type: House (Res)



85 Fitzwilliam St KEW 3101 (REI/VG)

Agent Comments

5 3 3

Price: \$3,370,000
Method: Private Sale
Date: 15/12/2023
Property Type: House
Land Size: 502 sqm approx



40 Yarravale Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$3,050,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 371 sqm approx

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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