

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

14 Hunter Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,800,000

&

\$1,980,000

Median sale price

Median price \$2,917,500

Property Type House

Suburb Kew

Period - From 01/10/2022

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	37 Willow Gr KEW EAST 3102	\$1,995,000	09/09/2023
2	66 White Av KEW EAST 3102	\$1,925,300	29/06/2023
3	3 Wills St KEW 3101	\$1,810,000	12/08/2023

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:

31/10/2023 17:12



Property Type:
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,980,000
Median House Price
Year ending September 2023: \$2,917,500

Comparable Properties



37 Willow Gr KEW EAST 3102 (REI)

Agent Comments



Price: \$1,995,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)



66 White Av KEW EAST 3102 (REI)

Agent Comments



Price: \$1,925,300
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 650 sqm approx



3 Wills St KEW 3101 (REI)

Agent Comments



Price: \$1,810,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 616 sqm approx

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