

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

142 Derby Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,500,000 & \$2,750,000

Median sale price

Median price \$2,925,000 Property Type House Suburb Kew

Period - From 01/07/2022 to 30/06/2023 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	52 Normanby Rd KEW 3101	\$2,800,000	06/05/2023
2	31 Derby St KEW 3101	\$2,700,000	31/08/2023
3	169 Brougham St KEW 3101	\$2,530,000	08/08/2023

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:

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Property Type: Land
Land Size: 687 sqm approx
 Agent Comments

Indicative Selling Price
 \$2,500,000 - \$2,750,000
Median House Price
 Year ending June 2023: \$2,925,000

Comparable Properties



52 Normanby Rd KEW 3101 (VG)

Agent Comments



Price: \$2,800,000
Method: Sale
Date: 06/05/2023
Property Type: House (Res)
Land Size: 780 sqm approx



31 Derby St KEW 3101 (REI)

Agent Comments



Price: \$2,700,000
Method: Sold Before Auction
Date: 31/08/2023
Property Type: House (Res)



169 Brougham St KEW 3101 (REI)

Agent Comments



Price: \$2,530,000
Method: Private Sale
Date: 08/08/2023
Property Type: House
Land Size: 809 sqm approx

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