# 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 Peel Street, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting											
Range betweer	\$1,950,000		&		\$2,100,000						
Median sale pi	rice										
Median price	\$2,875,000	Pro	operty Type	Hou	se		Suburb	Kew			
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	129 Derby St KEW 3101	\$2,310,000	21/02/2024
2	118 Kilby Rd KEW EAST 3102	\$1,970,000	20/04/2024
3	50 Peel St KEW 3101	\$1,910,000	03/02/2024

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:

07/05/2024 14:13









**Property Type:** House Agent Comments

Indicative Selling Price \$1,950,000 - \$2,100,000 Median House Price Year ending March 2024: \$2,875,000

# **Comparable Properties**



129 Derby St KEW 3101 (REI)

118 Kilby Rd KEW EAST 3102 (REI)

2

**2** 

Price: \$2,310,000 Method: Auction Sale Date: 21/02/2024 Property Type: House (Res) Land Size: 693 sqm approx

Agent Comments

Agent Comments



Price: \$1,970,000 Method: Auction Sale Date: 20/04/2024 Property Type: House (Res) Land Size: 720 sqm approx

3



50 Peel St KEW 3101 (REI)

Price: \$1,910,000 Method: Auction Sale

Method: Auction Sale Date: 03/02/2024 Property Type: House (Res) Land Size: 603 sqm approx

Account - Jellis Craig | P: 03 9864 5000



propertydata

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Agent Comments