

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 between \$1,950,000 & \$2,100,000

Median sale price

Median price \$2,875,000 Property Type House Suburb Kew

Period - From 01/04/2023 to 31/03/2024 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 | 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



3 1 2

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)

Agent Comments

3 2 2

Price: \$2,310,000

Method: Auction Sale

Date: 21/02/2024

Property Type: House (Res)

Land Size: 693 sqm approx



118 Kilby Rd KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,970,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 720 sqm approx



50 Peel St KEW 3101 (REI)

Agent Comments

3 1 1

Price: \$1,910,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House (Res)

Land Size: 603 sqm approx

Account - Jellis Craig | P: 03 9864 5000