

# 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

2/21 Valerie Street, Kew East Vic 3102

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,200,000

&

\$1,300,000

### Median sale price

Median price

\$1,510,000

Property Type

Townhouse

Suburb

Kew East

Period - From

21/03/2023

to

20/03/2024

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	2/7 First Av KEW 3101	\$1,380,000	18/11/2023
2	4a Hartington St KEW 3101	\$1,350,000	02/03/2024
3	7/30 Wellington St KEW 3101	\$1,180,000	01/02/2024

**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:

21/03/2024 09:57



**Rooms:** 6  
**Property Type:** Townhouse  
**Agent Comments**

**Indicative Selling Price**  
\$1,200,000 - \$1,300,000  
**Median Townhouse Price**  
21/03/2023 - 20/03/2024: \$1,510,000

## Comparable Properties



**2/7 First Av KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Townhouse (Res)



**4a Hartington St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$1,350,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** Townhouse (Res)



**7/30 Wellington St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$1,180,000  
**Method:** Sold Before Auction  
**Date:** 01/02/2024  
**Property Type:** Townhouse (Res)