# Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

\$615,000

| Address              | 202/11-13 Peel Street, Kew Vic 3101 |
|----------------------|-------------------------------------|
| Including suburb and |                                     |
| postcode             |                                     |
|                      |                                     |
|                      |                                     |

#### Indicative selling price

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

| Range between \$575,000 & \$630,000 | Range between | \$575,000 | & | \$630,000 |
|-------------------------------------|---------------|-----------|---|-----------|
|-------------------------------------|---------------|-----------|---|-----------|

#### Median sale price

| Median price  | \$690,000  | Pro | perty Type | Jnit | ]     | Suburb | Kew |
|---------------|------------|-----|------------|------|-------|--------|-----|
| Period - From | 01/01/2024 | to  | 31/03/2024 | So   | ource | REIV   |     |

# Comparable property sales (\*Delete A or B below as applicable)

6/27-29 Brougham St KEW 3101

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.

| Add | ress of comparable property | Price     | Date of sale |
|-----|-----------------------------|-----------|--------------|
| 1   | 3/20 Pakington St KEW 3101  | \$672,000 | 12/04/2024   |
| 2   | 105/41 Walpole St KEW 3101  | \$630,000 | 23/03/2024   |

#### OR

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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: | 16/04/2024 09:58 |
|--|------------------|



05/03/2024







<del>(12)</del>

Property Type: Strata Unit/Flat

**Agent Comments** 

Indicative Selling Price \$575,000 - \$630,000 Median Unit Price March quarter 2024: \$690,000

# Comparable Properties



3/20 Pakington St KEW 3101 (REI)

2





**Price:** \$672,000

Method: Sold Before Auction

Date: 12/04/2024

Property Type: Apartment

**Agent Comments** 



105/41 Walpole St KEW 3101 (REI)

**--** 2



**6** 

Price: \$630,000 Method: Auction Sale Date: 23/03/2024 Property Type: Unit **Agent Comments** 



6/27-29 Brougham St KEW 3101 (REI)

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6

**6** 

Price: \$615,000 Method: Private Sale Date: 05/03/2024 Property Type: Unit Agent Comments

**Account** - Nelson Alexander | P: 03 98548888 | F: 03 94177408



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