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

22/37-51 Foley Street, Kew Vic 3101

Indicative selling price

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

Range between | $1,100,000 | & | $1,200,000

Median sale price

| Median price | $1,380,000 | Property Type | Townhouse | Suburb | Kew |

| Period - From | 19/10/2022 | to | 18/10/2023 | 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	25/37 Foley St KEW 3101	$1,230,000	15/05/2023
2	4/29 Muir St HAWTHORN 3122	$1,220,000	16/09/2023
3	4/29 Walpole St KEW 3101	$1,175,000	03/09/2023

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: 19/10/2023 16:07

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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$1,100,000 - $1,200,000
Median Townhouse Price
19/10/2022 - 18/10/2023: $1,380,000

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Comparable Properties

25/37 Foley St KEW 3101 (VG)

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Price: $1,230,000
Method: Sale
Date: 15/05/2023
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

4/29 Muir St HAWTHORN 3122 (REI)

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Price: $1,220,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Townhouse (Res)

Agent Comments

4/29 Walpole St KEW 3101 (REI)

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Price: $1,175,000
Method: Private Sale
Date: 03/09/2023
Property Type: Townhouse (Single)

Agent Comments

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088