

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

22/37-51 Foley Street, Kew Vic 3101



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

Comparable Properties



25/37 Foley St KEW 3101 (VG)

Agent Comments



Price: \$1,230,000

Method: Sale

Date: 15/05/2023

Property Type: Flat/Unit/Apartment (Res)



4/29 Muir St HAWTHORN 3122 (REI)

Agent Comments



Price: \$1,220,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)



4/29 Walpole St KEW 3101 (REI)

Agent Comments



Price: \$1,175,000

Method: Private Sale

Date: 03/09/2023

Property Type: Townhouse (Single)

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



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