

# 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 Laver Street, Kew Vic 3101

### Indicative selling price

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

Range between \$3,900,000 & \$4,100,000

### Median sale price

Median price \$2,925,000 Property Type House Suburb Kew

Period - From 01/07/2022 to 30/06/2023 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	16 Banool Av KEW 3101	\$4,250,000	08/04/2023
2	13 Fellows St KEW 3101	\$4,010,000	16/09/2023
3	24 Carson St KEW 3101	\$3,750,000	05/05/2023

**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:

28/09/2023 15:22



**Rooms:** 7

**Property Type:** House (Res)

**Land Size:** 697 sqm approx

Agent Comments

## Comparable Properties



**16 Banool Av KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$4,250,000

**Method:** Private Sale

**Date:** 08/04/2023

**Property Type:** House

**Land Size:** 555 sqm approx



**13 Fellows St KEW 3101 (REI)**

Agent Comments



**Price:** \$4,010,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 801 sqm approx



**24 Carson St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$3,750,000

**Method:** Sold Before Auction

**Date:** 05/05/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx