## Statement of Information Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale

Including suburb and postcode

Address 22 Laver Street, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$3,900,000		&		\$4,100,0	00			
Median sale pi	rice								
Median price	\$2,925,000	Pro	operty Type	Hou	ise		Suburb	Kew	
Period - From	01/07/2022	to	30/06/2023		So	urce	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



### 22 Laver Street, Kew Vic 3101





Rooms: 7 Property Type: House (Res) Land Size: 697 sqm approx Agent Comments Lloyd Lawton 03 9810 5054 0403229433 lloydlawton@jelliscraig.com.au

Indicative Selling Price \$3,900,000 - \$4,100,000 Median House Price Year ending June 2023: \$2,925,000

# **Comparable Properties**

16 Banool Av KEW 3101 (REI/VG) 4 4 2 Price: \$4,250,000 Method: Private Sale Date: 08/04/2023 Property Type: House	Agent Comments
Land Size: 555 sqm approx 13 Fellows St KEW 3101 (REI) 4 3 2 Price: \$4,010,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 801 sqm approx	Agent Comments
24 Carson St KEW 3101 (REI/VG) 4 2 2 2 Price: \$3,750,000 Method: Sold Before Auction Date: 05/05/2023 Property Type: House (Res) Land Size: 652 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



property data will const on verse

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