

# 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

29 Derby 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 \$1,800,000 & \$1,980,000

### Median sale price

Median price \$2,315,000 Property Type Vacant land Suburb Kew

Period - From 29/11/2022 to 28/11/2023 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	81 Charles St KEW 3101	\$2,210,000	14/10/2023
2	60 Tennyson St KEW 3101	\$2,200,000	07/09/2023
3	120 Willsmere Rd KEW 3101	\$1,750,000	23/09/2023

**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:

29/11/2023 11:58



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$1,800,000 - \$1,980,000  
**Median Land Price**  
29/11/2022 - 28/11/2023: \$2,315,000

## Comparable Properties

**81 Charles St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,210,000  
**Method:** Auction Sale  
**Date:** 14/10/2023  
**Property Type:** House (Res)  
**Land Size:** 621 sqm approx



**60 Tennyson St KEW 3101 (REI)**

Agent Comments



**Price:** \$2,200,000  
**Method:** Private Sale  
**Date:** 07/09/2023  
**Property Type:** House  
**Land Size:** 706 sqm approx



**120 Willsmere Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$1,750,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx

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