

# 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

3/11 Churchill 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 \$750,000 & \$795,000

### Median sale price

Median price \$785,000 Property Type Unit 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	2/156 Peel St KEW 3101	\$850,000	02/04/2023
2	4/12 Station St KEW EAST 3102	\$790,000	17/04/2023
3	1/34 Strathalbyn St KEW EAST 3102	\$742,500	03/06/2023

**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:

26/07/2023 17:29



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**Rooms:** 4  
**Property Type:** Flat  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$795,000  
**Median Unit Price**  
Year ending June 2023: \$785,000

## Comparable Properties



2/156 Peel St KEW 3101 (REI/VG)

**Agent Comments**

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**Price:** \$850,000  
**Method:** Sold After Auction  
**Date:** 02/04/2023  
**Property Type:** Unit



4/12 Station St KEW EAST 3102 (REI/VG)

**Agent Comments**

 2    1    1

**Price:** \$790,000  
**Method:** Sold Before Auction  
**Date:** 17/04/2023  
**Property Type:** Unit



1/34 Strathalbyn St KEW EAST 3102 (REI)

**Agent Comments**

 2    1    1

**Price:** \$742,500  
**Method:** Auction Sale  
**Date:** 03/06/2023  
**Property Type:** Unit

**Account - Nelson Alexander** | P: 03 98548888 | F: 03 94177408