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	3/50 Davis Street, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,640,000	&	\$1,800,000
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Median sale price

Median price	\$2,500,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/10/2023	to	31/12/2023		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

Address of comparable property		Price	Date of sale
1	26a Wellington St KEW 3101	\$1,750,000	09/11/2023
2	3/18 Walpole St KEW 3101	\$1,750,000	10/10/2023
3	5/7 Gellibrand St KEW 3101	\$1,715,000	16/09/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/02/2024 17:26













Rooms: 7

Property Type: Townhouse

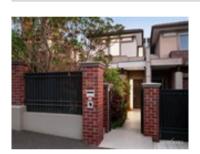
(Single)

Agent Comments

Indicative Selling Price \$1,640,000 - \$1,800,000 **Median House Price**

December quarter 2023: \$2,500,000

Comparable Properties



26a Wellington St KEW 3101 (REI/VG)





Price: \$1,750,000

Method: Sold Before Auction

Date: 09/11/2023

Property Type: House (Res)

Agent Comments



3/18 Walpole St KEW 3101 (REI)





Price: \$1,750,000 Method: Private Sale Date: 10/10/2023

Property Type: Townhouse (Single)

Agent Comments



5/7 Gellibrand St KEW 3101 (REI/VG)





Price: \$1,715,000 Method: Auction Sale Date: 16/09/2023

Property Type: Townhouse (Res)

Agent Comments

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



