## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

\$2,215,000

# Property offered for sale

63 Fitzwilliam Street, Kew Vic 3101

#### Indicative selling price

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

Range between \$2,200,000	&	\$2,400,000
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#### Median sale price

Median price	\$2,825,000	Pro	perty Type	House		Suburb	Kew
Period - From	01/01/2023	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		Price	Date of sale
1	5 First Av KEW 3101	\$2,418,000	09/09/2023
2	129 Derby St KEW 3101	\$2,310,000	21/02/2024

#### OR

3

14 Maitland Av KEW 3101

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:	23/02/2024 10:09



14/10/2023



Chris Savvides 8841 4807 0417 599 664 chrissavvides@jelliscraig.com.au

> **Indicative Selling Price** \$2,200,000 - \$2,400,000 **Median House Price**

Year ending December 2023: \$2,825,000





Property Type: House Land Size: 613 sqm approx **Agent Comments** 

# Comparable Properties



5 First Av KEW 3101 (REI/VG)

Price: \$2,418,000 Method: Auction Sale Date: 09/09/2023 Property Type: House Land Size: 646 sqm approx **Agent Comments** 

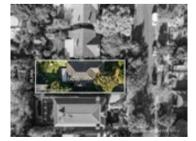


129 Derby St KEW 3101 (REI)



Agent Comments

Price: \$2,310,000 Method: Auction Sale Date: 21/02/2024 Property Type: House Land Size: 693 sqm approx



14 Maitland Av KEW 3101 (REI/VG)

Price: \$2,215,000

Method: Sold Before Auction

Date: 14/10/2023

Property Type: House (Res) Land Size: 646 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800



