

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 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

Median sale price

Median price \$2,825,000 Property 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
3	14 Maitland Av KEW 3101	\$2,215,000	14/10/2023

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: 23/02/2024 10:09



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

Indicative Selling Price

\$2,200,000 - \$2,400,000

Median House Price

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

Comparable Properties



5 First Av KEW 3101 (REI/VG)

Agent Comments



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



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)

Agent Comments



Price: \$2,215,000
Method: Sold Before Auction
Date: 14/10/2023
Property Type: House (Res)
Land Size: 646 sqm approx