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 Gladstone Street, Kew Vic 3101

Indicative selling price

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

Range between $1,000,000 & $1,100,000

Median sale price

Median price $704,250	Property Type Unit		Suburb Kew
Period - From 01/01/2023	to 31/03/2023	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	1/61 Westbrook St KEW EAST 3102	$1,100,000	27/02/2023
2	1/143-145 Peel St KEW 3101	$1,090,000	01/04/2023
3	3/60 Peel St KEW 3101	$1,050,000	03/03/2023

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: 21/06/2023 23:10

CONSUMER AFFAIRS VICTORIA

63 Gladstone Street, Kew Vic 3101

Zen Chan
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Indicative Selling Price
$1,000,000 - $1,100,000
Median Unit Price
March quarter 2023: $704,250

🛏 **2**   🛁 **1**   🚗 **1**

Rooms: 3
Property Type: House
Land Size: 262 sqm approx

Agent Comments

Comparable Properties

1/61 Westbrook St KEW EAST 3102 (VG)

🛏 **2**   🛁 **-**   🚗 **-**

Price: $1,100,000
Method: Sale
Date: 27/02/2023
Property Type: Strata Unit/Flat

Agent Comments

1/143-145 Peel St KEW 3101 (REI)

🛏 **3**   🛁 **1**   🚗 **1**

Price: $1,090,000
Method: Auction Sale
Date: 01/04/2023
Property Type: Townhouse (Res)

Agent Comments

3/60 Peel St KEW 3101 (REI/VG)

🛏 **2**   🛁 **1**   🚗 **2**

Price: $1,050,000
Method: Sold Before Auction
Date: 03/03/2023
Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700