Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 65 Charles Street, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$2,600,000		&		\$2,850,000			
Median sale p	rice							
Median price	\$2,875,000	Pro	Property Type Hous		se		Suburb	Kew
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	60 Windella Av KEW EAST 3102	\$2,850,000	23/03/2024
2	57 Cotham Rd KEW 3101	\$2,600,000	24/02/2024
3	84 Gladstone St KEW 3101	\$2,500,000	09/12/2023

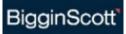
OR

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:

15/05/2024 09:27



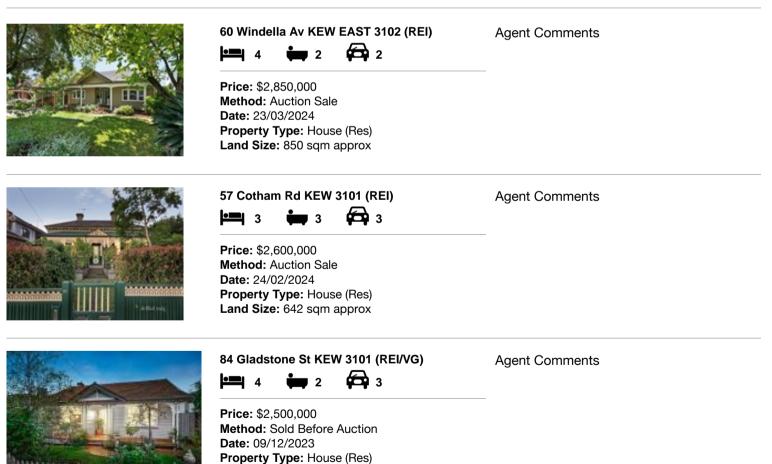






Property Type: House **Land Size:** 560 sqm approx Agent Comments Indicative Selling Price \$2,600,000 - \$2,850,000 Median House Price Year ending March 2024: \$2,875,000

Comparable Properties



Account - BigginScott | P: 03 9426 4000



propertydata

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Land Size: 576 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.