

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

7/54 Sackville Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,280,000

&

\$1,390,000

Median sale price

Median price \$1,422,500

Property Type Townhouse

Suburb Kew

Period - From 08/04/2023

to 07/04/2024

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	2/7 First Av KEW 3101	\$1,380,000	18/11/2023
2	5/595 High St KEW EAST 3102	\$1,225,000	02/01/2024
3	7/30 Wellington St KEW 3101	\$1,180,000	01/02/2024

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:

08/04/2024 11:23

7/54 Sackville Street, Kew Vic 3101



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
\$1,280,000 - \$1,390,000
Median Townhouse Price
08/04/2023 - 07/04/2024: \$1,422,500

Comparable Properties



2/7 First Av KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)



5/595 High St KEW EAST 3102 (REI/VG)

Agent Comments

3 2 2

Price: \$1,225,000
Method: Private Sale
Date: 02/01/2024
Property Type: Townhouse (Single)



7/30 Wellington St KEW 3101 (REI)

Agent Comments

3 2 1

Price: \$1,180,000
Method: Sold Before Auction
Date: 01/02/2024
Property Type: Townhouse (Res)

Account - Kay & Burton | P: 03 8862 8000 | F: 03 8862 8088



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