

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

72 Charles Street, Kew Vic 3101

Indicative selling price

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

Range between \$3,650,000 & \$3,850,000

Median sale price

Median price \$2,850,000 Property Type House Suburb Kew

Period - From 01/04/2022 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	26 Wimba Av KEW 3101	\$4,050,000	16/12/2022
2	28 Miller Gr KEW 3101	\$3,500,000	07/05/2023
3	75 Charles St KEW 3101	\$3,425,000	18/03/2023

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:

08/06/2023 15:02

72 Charles Street, Kew Vic 3101



Property Type:
Divorce/Estate/Family Transfers
Land Size: 812 sqm approx
Agent Comments

Indicative Selling Price
\$3,650,000 - \$3,850,000
Median House Price
Year ending March 2023: \$2,850,000

Comparable Properties



26 Wimba Av KEW 3101 (REI/VG)

Agent Comments



Price: \$4,050,000
Method: Private Sale
Date: 16/12/2022
Property Type: House
Land Size: 905 sqm approx



28 Miller Gr KEW 3101 (REI)

Agent Comments



Price: \$3,500,000
Method: Private Sale
Date: 07/05/2023
Property Type: House



75 Charles St KEW 3101 (REI/VG)

Agent Comments



Price: \$3,425,000
Method: Auction Sale
Date: 18/03/2023
Property Type: House (Res)
Land Size: 922 sqm approx

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



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