

# 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

79 Tennyson Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,550,000

&

\$1,695,000

### Median sale price

Median price \$2,500,000

Property Type House

Suburb Kew

Period - From 01/10/2023

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	29 Derby St KEW 3101	\$1,882,000	24/02/2024
2	8 Union St KEW 3101	\$1,675,000	17/02/2024
3	99 Pakington St KEW 3101	\$1,525,000	20/10/2023

**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:

27/02/2024 13:32



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 348 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,550,000 - \$1,695,000  
**Median House Price**  
 December quarter 2023: \$2,500,000

## Comparable Properties



**29 Derby St KEW 3101 (REI)**

Agent Comments



**Price:** \$1,882,000  
**Method:** Auction Sale  
**Date:** 24/02/2024  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx



**8 Union St KEW 3101 (REI)**

Agent Comments



**Price:** \$1,675,000  
**Method:** Auction Sale  
**Date:** 17/02/2024  
**Property Type:** House (Res)



**99 Pakington St KEW 3101 (VG)**

Agent Comments



**Price:** \$1,525,000  
**Method:** Sale  
**Date:** 20/10/2023  
**Property Type:** House - Attached House N.E.C.  
**Land Size:** 425 sqm approx

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