

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 2/113 Wellington Street, Kew Vic 3101

Indicative selling price

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

Range between \$900,000 & \$950,000

Median sale price

Median price \$825,000 Property Type Unit Suburb Kew

Period - From 01/07/2020 to 30/06/2021 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	2/40 Carson St KEW 3101	\$940,000	17/05/2021
2	10/284 Barkers Rd HAWTHORN 3122	\$878,000	03/07/2021
3	3/52 Pakington St KEW 3101	\$875,000	04/06/2021

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: 22/09/2021 10:44



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Rooms: 5
Property Type: Townhouse (Res)
Land Size: 1119 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$950,000
Median Unit Price
Year ending June 2021: \$825,000

Comparable Properties



2/40 Carson St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$940,000
Method: Private Sale
Date: 17/05/2021
Property Type: Townhouse (Single)



10/284 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$878,000
Method: Auction Sale
Date: 03/07/2021
Property Type: Unit



3/52 Pakington St KEW 3101 (VG)

Agent Comments

2 - -

Price: \$875,000
Method: Sale
Date: 04/06/2021
Property Type: Flat/Unit/Apartment (Res)