## 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 2/113 Wellington Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$900,000		&		\$950,000			
Median sale p	rice							
Median price	\$825,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	01/07/2020	to	30/06/2021		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.

Add	dress 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









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)



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

10/284 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

Agent Comments



Price: \$878,000



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

3/52 Pakington St KEW 3101 (VG)



Agent Comments

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

### Account - Biggin & Scott | P: 03 9429 9177



property data

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