

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 8/66 Charles 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 \$1,400,000 & \$1,540,000

### Median sale price

Median price \$1,936,250 Property Type House Suburb Kew

Period - From 01/04/2019 to 30/06/2019 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	2/21 Davis St KEW 3101	\$1,430,000	25/05/2019
2	4/6 Fenwick St KEW 3101	\$1,250,000	29/03/2019
3	19 James Av KEW 3101	\$1,235,000	01/06/2019

**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: 16/09/2019

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**Indicative Selling Price**

\$1,400,000 - \$1,540,000

**Median House Price**

June quarter 2019: \$1,936,250



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**Property Type:**

Agent Comments

## Comparable Properties



2/21 Davis St KEW 3101 (REI/VG)

Agent Comments

🛏️ 3   🚗 2   🚗 -

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 25/05/2019

**Property Type:** Townhouse (Res)



4/6 Fenwick St KEW 3101 (REI/VG)

Agent Comments

🛏️ 3   🚗 2   🚗 2

**Price:** \$1,250,000

**Method:** Sold Before Auction

**Date:** 29/03/2019

**Property Type:** Townhouse (Res)

**Land Size:** 171 sqm approx



19 James Av KEW 3101 (REI/VG)

Agent Comments

🛏️ 3   🚗 2   🚗 1

**Price:** \$1,235,000

**Method:** Auction Sale

**Date:** 01/06/2019

**Property Type:** Townhouse (Res)

**Land Size:** 150 sqm approx