

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

1/142 Princess Street, Kew Vic 3101

Indicative selling price

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

Single price \$1,450,000

Median sale price

Median price \$2,487,500

Property Type House

Suburb Kew

Period - From 01/10/2019

to 30/09/2020

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	103 Disraeli St KEW 3101	\$1,480,000	13/06/2020
2	206 Wiltshire Dr KEW 3101	\$1,470,000	20/08/2020
3	102 Disraeli St KEW 3101	\$1,350,000	26/05/2020

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:

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Indicative Selling Price

\$1,450,000

Median House Price

Year ending September 2020: \$2,487,500



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



103 Disraeli St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$1,480,000

Method: Auction Sale

Date: 13/06/2020

Property Type: House (Res)

Land Size: 234 sqm approx



206 Wiltshire Dr KEW 3101 (REI/VG)

Agent Comments

2 2 2

Price: \$1,470,000

Method: Private Sale

Date: 20/08/2020

Property Type: House



102 Disraeli St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$1,350,000

Method: Private Sale

Date: 26/05/2020

Property Type: House (Res)

Land Size: 355 sqm approx