

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

3/110 Wellington Street, Kew Vic 3101

Indicative selling price

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

Range between

\$750,000

&

\$825,000

Median sale price

Median price

\$1,225,000

Property Type

Townhouse

Suburb

Kew

Period - From

05/12/2021

to

04/12/2022

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	1/7 Windsor St KEW 3101	\$800,000	20/07/2022
2	4/110 Wellington St KEW 3101	\$785,000	19/10/2022
3			

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:

05/12/2022 17:11



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$750,000 - \$825,000
Median Townhouse Price
05/12/2021 - 04/12/2022: \$1,225,000

Comparable Properties

1/7 Windsor St KEW 3101 (VG)

Agent Comments



Price: \$800,000
Method: Sale
Date: 20/07/2022
Property Type: Flat/Unit/Apartment (Res)



4/110 Wellington St KEW 3101 (REI)

Agent Comments



Price: \$785,000
Method: Sold Before Auction
Date: 19/10/2022
Property Type: Townhouse (Res)

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.

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