

# 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

7/45 Pakington 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 \$600,000

&

\$650,000

### Median sale price

Median price \$693,000

Property Type Unit

Suburb Kew

Period - From 28/11/2021

to

27/11/2022

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	5/39 Pakington St KEW 3101	\$655,000	26/11/2022
2	4/51 Gladstone St KEW 3101	\$620,000	08/08/2022
3	8/105 Walpole St KEW 3101	\$640,000	08/11/2022

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:

28/11/2022 12:26



**Property Type:** Apartment

**Agent Comments**

## Comparable Properties



**5/39 Pakington St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$655,000

**Method:** Auction Sale

**Date:** 26/11/2022

**Property Type:** Unit



**4/51 Gladstone St KEW 3101 (REI/VG)**

**Agent Comments**



**Price:** \$620,000

**Method:** Sold Before Auction

**Date:** 08/08/2022

**Property Type:** Apartment



**8/105 Walpole St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$640,000

**Method:** Private Sale

**Date:** 08/11/2022

**Property Type:** Apartment