

# 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

4/145 Peel 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 \$800,000 & \$880,000

### Median sale price

Median price \$820,000 Property Type Unit 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	112 Wiltshire Dr KEW 3101	\$880,000	30/07/2020
2	232 Wiltshire Dr KEW 3101	\$855,000	09/07/2020
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:

11/11/2020 08:33



 3    
  1    
  1 lock up 2 car space

Indicative Selling Price

\$800,000 - \$880,000

Median Unit Price

Year ending September 2020: \$820,000

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

this generous 3 bedroom townhouse with updated touches is an enticing entry into one of Melbourne's most exclusive suburbs

## Comparable Properties



112 Wiltshire Dr KEW 3101 (REI/VG)

 3    
  1    
  2

Agent Comments

In a complex of townhouses

Price: \$880,000

Method: Private Sale

Date: 30/07/2020

Property Type: Townhouse (Res)



232 Wiltshire Dr KEW 3101 (REI/VG)

 3    
  2    
  2

Agent Comments

In a complex of townhouses

Price: \$855,000

Method: Private Sale

Date: 09/07/2020

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.