

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

1/17A Peel Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,317,500

Property Type Townhouse

Suburb Kew

Period - From 16/05/2022

to

15/05/2023

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	12/8 Cobden St KEW 3101	\$1,500,000	18/03/2023
2	10/8 Cobden St KEW 3101	\$1,490,000	03/03/2023
3	11 Little Church St HAWTHORN 3122	\$1,450,000	12/12/2022

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:

16/05/2023 14:55



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median Townhouse Price
16/05/2022 - 15/05/2023: \$1,317,500

Comparable Properties



12/8 Cobden St KEW 3101 (REI)

Agent Comments

3 3 2

Price: \$1,500,000
Method: Auction Sale
Date: 18/03/2023
Property Type: Townhouse (Res)



10/8 Cobden St KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$1,490,000
Method: Private Sale
Date: 03/03/2023
Property Type: Townhouse (Single)



11 Little Church St HAWTHORN 3122 (REI/VG) Agent Comments

3 2 1

Price: \$1,450,000
Method: Private Sale
Date: 12/12/2022
Property Type: House
Land Size: 160 sqm approx