

# 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

1/67 Davis 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 \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$2,800,000

Property Type House

Suburb Kew

Period - From 22/11/2022

to

21/11/2023

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	72 Malmsbury St KEW 3101	\$1,350,000	21/10/2023
2	1/32 Wimba Av KEW 3101	\$1,231,000	06/10/2023
3	4/69 Sackville St KEW 3101	\$1,210,000	06/09/2023

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:

22/11/2023 17:19

**Rooms:** home office**Property Type:** House**Land Size:** 226.408 sqm approx**Agent Comments**

Remote garage plus additional off street carpark

**Indicative Selling Price**

\$1,200,000 - \$1,300,000

**Median House Price**

22/11/2022 - 21/11/2023: \$2,800,000

## Comparable Properties

**72 Malmsbury St KEW 3101 (REI)****Agent Comments****Price:** \$1,350,000**Method:** Auction Sale**Date:** 21/10/2023**Property Type:** House (Res)**Land Size:** 154 sqm approx**1/32 Wimba Av KEW 3101 (REI)****Agent Comments****Price:** \$1,231,000**Method:** Sold Before Auction**Date:** 06/10/2023**Property Type:** House (Res)**4/69 Sackville St KEW 3101 (REI/VG)****Agent Comments****Price:** \$1,210,000**Method:** Sold Before Auction**Date:** 06/09/2023**Property Type:** Unit