Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/13 Kent Street, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting			
Range betweer	\$890,000		&		\$975,000				
Median sale pi	rice								
Median price	\$781,000	Pro	operty Type	Unit			Suburb	Kew	
Period - From	01/07/2023	to	30/06/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale	
1	2/15 Loch St KEW 3101	\$970,000	03/08/2024	
2	10/7 Cecil St KEW 3101	\$955,000	10/07/2024	
3	1/218 Princess St KEW 3101	\$890,000	23/06/2024	

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:

06/08/2024 09:16



3/13 Kent Street, Kew Vic 3101

woodards 🚾





Property Type: Townhouse (Single) Land Size: 0 sqm approx Agent Comments Chris Gillon 03 9805 1111 0407 409 227 cgillon@woodards.com.au

Indicative Selling Price \$890,000 - \$975,000 Median Unit Price Year ending June 2024: \$781,000

Comparable Properties



2/15 Loch St KEW 3101 (REI)



Price: \$970,000 Method: Auction Sale Date: 03/08/2024 Property Type: Townhouse (Res) Agent Comments



10/7 Cecil St KEW 3101 (REI)



Price: \$955,000 Method: Private Sale Date: 10/07/2024 Property Type: Townhouse (Single)



1/218 Princess St KEW 3101 (REI)



Price: \$890,000 Method: Private Sale Date: 23/06/2024 Property Type: Townhouse (Res) Agent Comments

Agent Comments

Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199





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