

# 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

13/32 Fitzwilliam 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 \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,135,000

Property Type Townhouse

Suburb Kew

Period - From 13/10/2020

to

12/10/2021

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	4/32 Fitzwilliam St KEW 3101	\$1,188,000	26/08/2021
2	4/37 Parkhill Rd KEW 3101	\$1,100,000	20/05/2021
3	2/113 Wellington St KEW 3101	\$1,000,000	01/10/2021

**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:

13/10/2021 13:51



**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

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**Indicative Selling Price**  
\$1,050,000 - \$1,150,000  
**Median Townhouse Price**  
13/10/2020 - 12/10/2021: \$1,135,000

## Comparable Properties



4/32 Fitzwilliam St KEW 3101 (REI)

Agent Comments



**Price:** \$1,188,000  
**Method:** Sold After Auction  
**Date:** 26/08/2021  
**Property Type:** Townhouse (Res)



4/37 Parkhill Rd KEW 3101 (REI/VG)

Agent Comments



**Price:** \$1,100,000  
**Method:** Sold Before Auction  
**Date:** 20/05/2021  
**Property Type:** Townhouse (Res)



2/113 Wellington St KEW 3101 (REI)

Agent Comments



**Price:** \$1,000,000  
**Method:** Sold Before Auction  
**Date:** 01/10/2021  
**Property Type:** Townhouse (Single)