

# 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

123 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 \$3,600,000

&

\$3,900,000

### Median sale price

Median price \$2,960,500

Property Type House

Suburb Kew

Period - From 01/04/2022

to

30/06/2022

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	13 Edward St KEW 3101	\$3,900,000	28/06/2022
2	3 Barry St KEW 3101	\$3,850,000	04/06/2022
3	33 Molesworth St KEW 3101	\$3,665,000	27/05/2022

**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:

02/08/2022 11:44



5 3 2

**Property Type:** House

**Land Size:** 585 sqm approx

Agent Comments

## Comparable Properties



**13 Edward St KEW 3101 (REI)**

Agent Comments

3 2 3

**Price:** \$3,900,000

**Method:** Private Sale

**Date:** 28/06/2022

**Property Type:** House



**3 Barry St KEW 3101 (REI)**

Agent Comments

6 2 2

**Price:** \$3,850,000

**Method:** Auction Sale

**Date:** 04/06/2022

**Property Type:** House (Res)

**Land Size:** 800 sqm approx



**33 Molesworth St KEW 3101 (REI)**

Agent Comments

4 3 2

**Price:** \$3,665,000

**Method:** Private Sale

**Date:** 27/05/2022

**Property Type:** House

**Land Size:** 698 sqm approx