

# 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

32 Rowland 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 \$6,400,000

&

\$6,800,000

### Median sale price

Median price \$2,900,000

Property Type House

Suburb Kew

Period - From 01/04/2023

to

30/06/2023

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	38 Chrystobel Cr HAWTHORN 3122	\$6,600,000	27/05/2023
2	68 Mount St KEW 3101	\$6,800,000	27/03/2023
3	32 Parlington St CANTERBURY 3126	\$6,850,000	20/05/2023

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:

28/08/2023 11:49

**Property Type:**

Divorce/Estate/Family Transfers

**Land Size:** 969 sqm approx

Agent Comments

**Indicative Selling Price**

\$6,400,000 - \$6,800,000

**Median House Price**

June quarter 2023: \$2,900,000

## Comparable Properties

**38 Chrystobel Cr HAWTHORN 3122 (REI)**

Agent Comments

**Price:** \$6,600,000**Method:** Auction Sale**Date:** 27/05/2023**Property Type:** House**Land Size:** 827 sqm approx**68 Mount St KEW 3101 (VG)**

Agent Comments

**Price:** \$6,800,000**Method:** Sale**Date:** 27/03/2023**Property Type:** House (Res)**Land Size:** 858 sqm approx**32 Parlington St CANTERBURY 3126 (REI)**

Agent Comments

**Price:** \$6,850,000**Method:** Auction Sale**Date:** 20/05/2023**Property Type:** House**Land Size:** 930 sqm approx