

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

2/20 Childers Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,290,000 Property Type Townhouse Suburb Kew

Period - From 22/10/2023 to 21/10/2024 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	1/55 Campbell St KEW 3101	\$1,535,000	14/09/2024
2	5/910 Glenferrie Rd KEW 3101	\$1,571,000	07/09/2024
3	1/45 Parkhill Rd KEW 3101	\$1,510,000	26/08/2024

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:

22/10/2024 22:37



3 2 1

Property Type: Townhouse
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median Townhouse Price
22/10/2023 - 21/10/2024: \$1,290,000

Comparable Properties



1/55 Campbell St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,535,000
Method: Auction Sale
Date: 14/09/2024
Property Type: Townhouse (Res)
Land Size: 222 sqm approx



5/910 Glenferrie Rd KEW 3101 (REI)

Agent Comments

3 2 1

Price: \$1,571,000
Method: Auction Sale
Date: 07/09/2024
Property Type: Unit



1/45 Parkhill Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,510,000
Method: Private Sale
Date: 26/08/2024
Property Type: Townhouse (Single)

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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