

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

7/32 Fitzwilliam Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,100,000

&

\$1,200,000

Median sale price

Median price \$837,500

Property Type Unit

Suburb Kew

Period - From 01/07/2023

to

30/09/2023

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	1/32 Wimba Av KEW 3101	\$1,231,000	06/10/2023
2	4/69 Sackville St KEW 3101	\$1,210,000	06/09/2023
3	10 Carrington Av HAWTHORN EAST 3123	\$1,175,000	27/09/2023

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:

01/12/2023 09:20

7/32 Fitzwilliam Street, Kew Vic 3101

WHITEFOX

Michael Torcasio

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Unit Price

September quarter 2023: \$837,500



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Property Type:

Agent Comments

Comparable Properties



1/32 Wimba Av KEW 3101 (REI)

Agent Comments

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Price: \$1,231,000

Method: Sold Before Auction

Date: 06/10/2023

Property Type: House (Res)



4/69 Sackville St KEW 3101 (REI/VG)

Agent Comments

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Price: \$1,210,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: Unit



10 Carrington Av HAWTHORN EAST 3123 (REI)

Agent Comments

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Price: \$1,175,000

Method: Private Sale

Date: 27/09/2023

Property Type: Villa

Account - Whitefox Real Estate | P: 96459699



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