

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

6/2A Fenwick Street, Kew Vic 3101

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$704,250 Property Type Unit Suburb Kew

Period - From 01/01/2023 to 31/03/2023 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	3/110 Wellington St KEW 3101	\$800,888	19/01/2023
2	7/24 Muir St HAWTHORN 3122	\$755,000	18/11/2022
3	1/82 Studley Park Rd KEW 3101	\$725,000	27/03/2023

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:

01/05/2023 19:47

6/2A Fenwick Street, Kew Vic 3101

A—Z

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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

March quarter 2023: \$704,250

Comparable Properties



3/110 Wellington St KEW 3101 (REI/VG)

Agent Comments

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Price: \$800,888

Method: Private Sale

Date: 19/01/2023

Property Type: Townhouse (Single)

7/24 Muir St HAWTHORN 3122 (VG)

Agent Comments

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Price: \$755,000

Method: Sale

Date: 18/11/2022

Property Type: Strata Unit/Flat



1/82 Studley Park Rd KEW 3101 (REI)

Agent Comments

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Price: \$725,000

Method: Private Sale

Date: 27/03/2023

Property Type: Apartment

Account - A-Z Real Estate Agency | P: 03 9815 1124



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