

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 Tennyson Street, Kew Vic 3101

Indicative selling price

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

Range between \$2,400,000

&

\$2,640,000

Median sale price*

Median price

Property Type

Suburb

Period - From

to

Source

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	120 Wellington St KEW 3101	\$2,683,500	26/10/2019
2	32 Kent St KEW 3101	\$2,580,000	17/06/2019
3	31 Pakington St KEW 3101	\$2,510,000	26/08/2019

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:

18/11/2019 12:39

* When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.



2 bedrooms - 1 car

Property Type: House (Res)

Land Size: 496 sqm approx

Agent Comments

Indicative Selling Price
\$2,400,000 - \$2,640,000
No median price available

Comparable Properties



120 Wellington St KEW 3101 (REI)

Agent Comments

4 bedrooms - 2 cars

Price: \$2,683,500

Method: Auction Sale

Date: 26/10/2019

Property Type: House (Res)



32 Kent St KEW 3101 (REI/VG)

Agent Comments

5 bedrooms - 2 cars

Price: \$2,580,000

Method: Private Sale

Date: 17/06/2019

Property Type: House

Land Size: 469 sqm approx



31 Pakington St KEW 3101 (REI/VG)

Agent Comments

4 bedrooms - 2 cars

Price: \$2,510,000

Method: Private Sale

Date: 26/08/2019

Rooms: 5

Property Type: House (Res)

Land Size: 946 sqm approx