

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

1/27 Peel Street, Kew Vic 3101

Indicative selling price

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

Range between \$600,000 & \$660,000

Median sale price

Median price \$855,000 Property Type Unit Suburb Kew

Period - From 01/01/2021 to 31/03/2021 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	8/22 Connell St HAWTHORN 3122	\$690,000	20/02/2021
2	3/99 Normanby Rd KEW 3101	\$642,000	05/12/2020
3	10/78 Walpole St KEW 3101	\$630,000	19/12/2020

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:

22/04/2021 14:47



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

March quarter 2021: \$855,000

Comparable Properties



8/22 Connell St HAWTHORN 3122 (REI)

Agent Comments

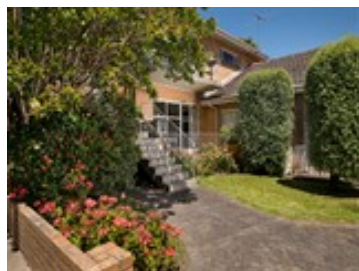


Price: \$690,000

Method: Auction Sale

Date: 20/02/2021

Property Type: Apartment



3/99 Normanby Rd KEW 3101 (REI)

Agent Comments



Price: \$642,000

Method: Auction Sale

Date: 05/12/2020

Property Type: Apartment



10/78 Walpole St KEW 3101 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Apartment