Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sa	е
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11-13 Peel Street, Kew Vic 3101
1

Indicative selling price

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

Range between \$440,000	&	\$480,000
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Median sale price

Median price	\$885,500	Pro	pperty Type Un	t		Suburb	Kew
Period - From	01/07/2024	to	30/09/2024	Sc	ource	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	13/48 Derby St KEW 3101	\$430,000	20/12/2024
2	100 Wiltshire Dr KEW 3101	\$519,000	14/12/2024
3	15/120 Princess St KEW 3101	\$465,000	21/11/2024

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:	09/01/2025 10:28









Property Type: Agent Comments

Indicative Selling Price \$440,000 - \$480,000 **Median Unit Price** September quarter 2024: \$885,500

Comparable Properties



13/48 Derby St KEW 3101 (REI)

Agent Comments

Price: \$430,000 Method: Private Sale Date: 20/12/2024

Property Type: Apartment



100 Wiltshire Dr KEW 3101 (REI)

Price: \$519,000 Method: Private Sale Date: 14/12/2024

Property Type: Apartment

Agent Comments



15/120 Princess St KEW 3101 (REI)

Agent Comments

Price: \$465,000 Method: Private Sale Date: 21/11/2024

Rooms: 2

Property Type: Apartment

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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