

# 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

2/13 Kent Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$800,000

&

\$850,000

### Median sale price

Median price \$836,750

Property Type Unit

Suburb Kew

Period - From 01/04/2021

to 31/03/2022

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	1/20 Mary St KEW 3101	\$829,000	19/03/2022
2	5/285 Barkers Rd KEW 3101	\$807,000	26/02/2022
3			

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:

27/04/2022 16:01



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$800,000 - \$850,000

**Median Unit Price**

Year ending March 2022: \$836,750

## Comparable Properties



**1/20 Mary St KEW 3101 (REI)**

Agent Comments



**Price:** \$829,000

**Method:** Auction Sale

**Date:** 19/03/2022

**Property Type:** House (Res)



**5/285 Barkers Rd KEW 3101 (REI)**

Agent Comments



**Price:** \$807,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** Unit

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.