

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

13/7 Cecil Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,395,000

Property Type Townhouse

Suburb Kew

Period - From 26/10/2022

to

25/10/2023

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	2/595 High St KEW EAST 3102	\$1,250,000	09/06/2023
2	3/595 High St KEW EAST 3102	\$1,220,000	07/08/2023
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:

26/10/2023 13:58

13/7 Cecil Street, Kew Vic 3101

McGrath

Ellie Gong

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Indicative Selling Price

\$1,200,000 - \$1,250,000

Median Townhouse Price

26/10/2022 - 25/10/2023: \$1,395,000



3 2 2

Property Type: Townhouse
(Single)

Agent Comments

Comparable Properties



2/595 High St KEW EAST 3102 (REI/VG)

Agent Comments

3 3 2

Price: \$1,250,000

Method: Private Sale

Date: 09/06/2023

Property Type: Townhouse (Res)



3/595 High St KEW EAST 3102 (REI/VG)

Agent Comments

3 3 2

Price: \$1,220,000

Method: Private Sale

Date: 07/08/2023

Property Type: Townhouse (Single)

Land Size: 567 sqm approx

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.

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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