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	53 Childers Street, Kew Vic 3101

Indicative selling price

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

Range between $1,350,000 & $1,485,000

Median sale price

Median price $2,600,000 Property Type House Suburb Kew

Period - From 09/03/2021 to 08/03/2022 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	2/13 Windella Av KEW EAST 3102	$1,492,000	18/12/2021
2	2/29 Clyde St KEW EAST 3102	$1,465,000	08/02/2022
3	2b Woodlands Av KEW EAST 3102	$1,360,000	19/12/2021

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: 09/03/2022 18:24

53 Childers Street, Kew Vic 3101



3 2 2

Property Type: House
Land Size: 350 sqm approx

Agent Comments

Indicative Selling Price
$1,350,000 - $1,485,000
Median House Price
09/03/2021 - 08/03/2022: $2,600,000

Comparable Properties

2/13 Windella Av KEW EAST 3102 (REI)

3 2 2

Agent Comments

Price: $1,492,000
Method: Auction Sale
Date: 18/12/2021
Property Type: Unit



2/29 Clyde St KEW EAST 3102 (REI)

3 2 2

Agent Comments

Price: $1,465,000
Method: Sold Before Auction
Date: 08/02/2022
Property Type: Unit



2b Woodlands Av KEW EAST 3102 (REI/VG)

2 2 2

Agent Comments

Price: $1,360,000
Method: Private Sale
Date: 19/12/2021
Property Type: House
Land Size: 251 sqm approx

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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