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	70 Peel Street, Kew Vic 3101

Indicative selling price

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

Single price $1,929,000

Median sale price

Median price $2,887,500 Property Type House Suburb Kew

Period - From 01/07/2022 to 30/09/2022 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	7 Earl St KEW 3101	$1,850,000	01/07/2022
2	119 Walpole St KEW 3101	$1,980,000	24/05/2022
3	3 Barnard Gr KEW 3101	$1,987,000	27/08/2022

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: 28/10/2022 12:08

70 Peel Street, Kew Vic 3101



4 2 2

Property Type: House
Land Size: 643 sqm approx

Agent Comments

Indicative Selling Price
$1,929,000
Median House Price
September quarter 2022: $2,887,500

Comparable Properties

7 Earl St KEW 3101 (VG)

2 - -

Price: $1,850,000
Method: Sale
Date: 01/07/2022
Property Type: House (Res)
Land Size: 634 sqm approx

Agent Comments



119 Walpole St KEW 3101 (REI/VG)

4 2 2

Price: $1,980,000
Method: Sold Before Auction
Date: 24/05/2022
Property Type: House (Res)
Land Size: 500 sqm approx

Agent Comments



3 Barnard Gr KEW 3101 (REI)

5 2 2

Price: $1,987,000
Method: Auction Sale
Date: 27/08/2022
Property Type: House (Res)
Land Size: 641 sqm approx

Agent Comments

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

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