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	203/48 Pakington Street, Kew Vic 3101

Indicative selling price

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

Single price $630,000

Median sale price

Median price $691,000 Property Type Unit Suburb Kew

Period - From 16/10/2022 to 15/10/2023 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	206/56 Harp Rd KEW 3101	$630,000	19/05/2023
2	117/369 High St KEW 3101	$645,000	23/05/2023
3	3/103 Walpole St KEW 3101	$659,000	16/09/2023

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: 16/10/2023 15:41

203/48 Pakington Street, Kew Vic 3101



2 2 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$630,000
Median Unit Price
16/10/2022 - 15/10/2023: $691,000

Comparable Properties



206/56 Harp Rd KEW 3101 (REI/VG)

2 1 1

Price: $630,000
Method: Private Sale
Date: 19/05/2023
Property Type: Apartment

Agent Comments



117/369 High St KEW 3101 (REI/VG)

2 1 1

Price: $645,000
Method: Private Sale
Date: 23/05/2023
Property Type: Apartment

Agent Comments



3/103 Walpole St KEW 3101 (REI)

2 1 1

Price: $659,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit

Agent Comments

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

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