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	81 Charles Street, Kew Vic 3101

Indicative selling price

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

Range between $1,800,000 & $1,900,000

Median sale price

Median price $2,925,000 Property Type House Suburb Kew

Period - From 01/07/2022 to 30/06/2023 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	3 Wills St KEW 3101	$1,810,000	12/08/2023
2	26 Duke St KEW 3101	$1,900,000	25/06/2023
3	66 White Av KEW EAST 3102	$1,925,300	29/06/2023

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: 09/10/2023 10:06

81 Charles Street, Kew Vic 3101



3 1 1

Property Type: House
Land Size: 621 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,900,000
Median House Price
Year ending June 2023: $2,925,000

Comparable Properties



3 Wills St KEW 3101 (REI)

2 1 2

Price: $1,810,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 616 sqm approx

Agent Comments



26 Duke St KEW 3101 (REI)

4 1 2

Price: $1,900,000
Method: Private Sale
Date: 25/06/2023
Property Type: House
Land Size: 881 sqm approx

Agent Comments



66 White Av KEW EAST 3102 (REI)

4 1 3

Price: $1,925,300
Method: Private Sale
Date: 29/06/2023
Property Type: House
Land Size: 650 sqm approx

Agent Comments

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

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