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	13/54 Charles Street, Kew Vic 3101

Indicative selling price

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

Range between $800,000 & $850,000

Median sale price

Median price $843,000 Property Type Unit Suburb Kew

Period - From 01/10/2020 to 30/09/2021 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	1/2 Evans Rd KEW 3101	$909,500	19/10/2021
2	3/5 Ridgeway Av KEW 3101	$843,000	16/10/2021
3	5/33 Studley Park Rd KEW 3101	$820,000	02/10/2021

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: 10/11/2021 10:33

13/54 Charles Street, Kew Vic 3101



2 -

Rooms: 3
Property Type: Flat
Land Size: 4149.266 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $850,000
Median Unit Price
Year ending September 2021: $843,000

Comparable Properties



1/2 Evans Rd KEW 3101 (REI)

2 1 1

Price: $909,500
Method: Private Sale
Date: 19/10/2021
Property Type: Unit

Agent Comments



3/5 Ridgeway Av KEW 3101 (REI)

2 1 1

Price: $843,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Unit

Agent Comments



5/33 Studley Park Rd KEW 3101 (REI)

2 1 1

Price: $820,000
Method: Auction Sale
Date: 02/10/2021
Property Type: Unit

Agent Comments

Account - Biggin & Scott | P: 03 9429 9177

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