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	4/7 Gellibrand Street, Kew Vic 3101

Indicative selling price

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

Single price $1,795,000

Median sale price

Median price $2,980,000 Property Type House Suburb Kew

Period - From 01/01/2024 to 31/03/2024 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	2/62 Tennyson St KEW 3101	$1,908,800	25/04/2024
2	10/17 Pakington St KEW 3101	$1,889,000	22/06/2024
3	3/37 Wills St KEW 3101	$1,765,000	25/03/2024

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: 10/07/2024 20:23

Nelson Alexander



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Property Type:
Agent Comments

Indicative Selling Price
$1,795,000
Median House Price
March quarter 2024: $2,980,000

Comparable Properties



2/62 Tennyson St KEW 3101 (REI)

4 3 2

Price: $1,908,800
Method: Private Sale
Date: 25/04/2024
Property Type: Townhouse (Single)
Land Size: 206 sqm approx

Agent Comments



10/17 Pakington St KEW 3101 (REI)

3 2 2

Price: $1,889,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)

Agent Comments



3/37 Wills St KEW 3101 (REI/VG)

4 3 2

Price: $1,765,000
Method: Sold Before Auction
Date: 25/03/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE | propertydata.com.au

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