

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

65 Charles Street, Kew Vic 3101

Indicative selling price

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

Single price

\$2,850,000

Median sale price

Median price

\$2,590,000

Property Type

House

Suburb

Kew

Period - From

01/04/2024

to

30/06/2024

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	15 Highbury Gr KEW 3101	\$2,995,000	12/04/2024
2	51 Princess St KEW 3101	\$2,850,000	08/07/2024
3	46 Davis St KEW 3101	\$2,800,000	12/07/2024

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:

22/07/2024 16:24



4 2 2

Property Type: House (Res)
Land Size: 560 sqm approx
Agent Comments

Indicative Selling Price
\$2,850,000
Median House Price
June quarter 2024: \$2,590,000

Comparable Properties



15 Highbury Gr KEW 3101 (REI/VG)

Agent Comments

4 1 2

Price: \$2,995,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 520 sqm approx



51 Princess St KEW 3101 (REI)

Agent Comments

4 4 2

Price: \$2,850,000
Method: Private Sale
Date: 08/07/2024
Property Type: House
Land Size: 743 sqm approx



46 Davis St KEW 3101 (REI)

Agent Comments

4 2 2

Price: \$2,800,000
Method: Private Sale
Date: 12/07/2024
Property Type: House
Land Size: 578 sqm approx