

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

2/50 Davis Street, Kew Vic 3101

Indicative selling price

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

Single price \$1,910,000

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	3/29 Parkhill Rd KEW 3101	\$1,915,000	11/06/2024
2	41 Rathmines Rd HAWTHORN EAST 3123	\$1,905,000	14/06/2024
3	10/17 Pakington St KEW 3101	\$1,889,000	22/06/2024

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:

23/09/2024 10:41



3 2 2

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



3/29 Parkhill Rd KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,915,000

Method: Private Sale

Date: 11/06/2024

Property Type: House



41 Rathmines Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 2 2

Price: \$1,905,000

Method: Sold Before Auction

Date: 14/06/2024

Property Type: House (Res)

Land Size: 397 sqm approx



10/17 Pakington St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,889,000

Method: Auction Sale

Date: 22/06/2024

Property Type: Townhouse (Res)