

# 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

G04/48 Pakington Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$600,000 & \$650,000

### Median sale price

Median price \$782,000 Property Type Unit Suburb Kew

Period - From 01/04/2023 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	104/39 Earl St KEW 3101	\$670,000	20/03/2024
2	1/24 Cotham Rd KEW 3101	\$640,000	18/12/2023
3	103/307 Barkers Rd KEW 3101	\$625,000	04/04/2024

**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:

02/06/2024 14:05



Rooms: 3  
Property Type: Apartment

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**Indicative Selling Price**

\$600,000 - \$650,000

**Median Unit Price**

Year ending March 2024: \$782,000

## Comparable Properties



104/39 Earl St KEW 3101 (REI/VG)

Agent Comments



Price: \$670,000  
Method: Private Sale  
Date: 20/03/2024  
Property Type: Apartment



1/24 Cotham Rd KEW 3101 (REI)

Agent Comments



Price: \$640,000  
Method: Private Sale  
Date: 18/12/2023  
Property Type: Unit



103/307 Barkers Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$625,000  
Method: Private Sale  
Date: 04/04/2024  
Property Type: Apartment