

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

9 Campbell Street, Kew Vic 3101

Indicative selling price

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

Range between

\$2,400,000

&

\$2,600,000

Median sale price

Median price

\$2,745,500

Property Type

House

Suburb

Kew

Period - From

01/07/2023

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	14 Locksley Av KEW 3101	\$2,700,000	30/08/2024
2	7 Mcconchie Av KEW EAST 3102	\$2,575,000	01/06/2024
3	29 Scott St KEW 3101	\$2,400,000	25/05/2024

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:

16/09/2024 09:18



Rooms: 6

Property Type: House Land

Size: 481 sqm approx.

Agent Comments

Comparable Properties



14 Locksley Av KEW 3101 (REI)

Agent Comments



Price: \$2,700,000

Method: Private Sale

Date: 30/08/2024

Property Type: House



7 Mcconchie Av KEW EAST 3102 (REI)

Agent Comments



Price: \$2,575,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 640 sqm approx



29 Scott St KEW 3101 (REI)

Agent Comments



Price: \$2,400,000

Method: Auction Sale

Date: 25/05/2024

Property Type: House (Res)

Land Size: 470 sqm approx