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	3/3 Strathwyn Place, Kew East Vic 3102

Indicative selling price

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

Single price $850,000

Median sale price

Median price $760,250 Property Type Unit Suburb Kew East

Period - From 01/07/2024 to 30/09/2024 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	6/145 Peel St KEW 3101	$879,000	10/09/2024
2	1/218 Princess St KEW 3101	$890,000	23/06/2024
3			

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: 03/12/2024 09:47

3/3 Strathwyn Place, Kew East Vic 3102

Nelson Alexander



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$850,000
Median Unit Price
September quarter 2024: $760,250

Comparable Properties



6/145 Peel St KEW 3101 (REI/VG)

2 2 3

Price: $879,000
Method: Private Sale
Date: 10/09/2024
Property Type: Townhouse (Res)

Agent Comments



1/218 Princess St KEW 3101 (REI/VG)

2 1 1

Price: $890,000
Method: Private Sale
Date: 23/06/2024
Property Type: Townhouse (Res)

Agent Comments

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.

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

REIV THE DIFFERENCE

propertydata .com.au

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