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: 3/18 Fernhurst Grove, Kew Vic 3101

Indicative selling price

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

Range between: $795,000 & $870,000

Median sale price

Median price: $700,000 Property Type: Unit Suburb: Kew

Period - From: 01/10/2024 to: 31/12/2024 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	237 Wiltshire Dr KEW 3101	$780,000	16/01/2025
2	5/136 Church St HAWTHORN 3122	$850,000	03/12/2024
3	6/145 Peel St KEW 3101	$879,000	10/09/2024

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: 29/01/2025 15:10

3/18 Fernhurst Grove, Kew Vic 3101

Nelson Alexander



2 1 1

Rooms: 5
Property Type: Apartment

Agent Comments

Indicative Selling Price
$795,000 - $870,000
Median Unit Price
December quarter 2024: $700,000

Comparable Properties



237 Wiltshire Dr KEW 3101 (REI)

2 1 2

Price: $780,000
Method: Private Sale
Date: 16/01/2025
Property Type: Townhouse (Single)

Agent Comments



5/136 Church St HAWTHORN 3122 (REI)

2 2 1

Price: $850,000
Method: Private Sale
Date: 03/12/2024
Property Type: Apartment

Agent Comments



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

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

REIV THE DIFFERENCE

propertydata.com.au

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