

Statement of Information

Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode 16-18 Fellows Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
G07	\$3,600,000	Or range between		&	
106	\$2,450,000	Or range between		&	
204	\$4,450,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

Suburb unit median sale price

Median price \$785,000

Suburb Kew

Period - From 01/07/2022 to 30/06/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
G07	2 Dunlop Av KEW 3101	\$3,700,000	05/06/2023
	4/35 Carson St KEW 3101	\$3,350,000	25/05/2023
	3/35 Carson St KEW 3101	\$3,100,000	26/07/2023

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
106	9/68 Walpole St KEW 3101	\$2,975,000	14/04/2023
	305/369 High St KEW 3101	\$2,350,000	07/06/2023
	102/82 Walpole St KEW 3101	\$2,250,000	28/06/2023

Unit type or class

e.g. One bedroom units

	Address of comparable unit	Price	Date of sale
204	4/35 Carson St KEW 3101	\$3,350,000	25/05/2023
	3/35 Carson St KEW 3101	\$3,100,000	26/07/2023