### 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

184 Princess Street, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,000,000		&		\$1,100,000			
Median sale price								
Median price	\$1,220,000	Pro	operty Type	Том	nhouse		Suburb	Kew
Period - From	23/06/2024	to	22/06/2025		So	ource	Property	y Data

#### 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.

Add	dress of comparable property	Price	Date of sale
1	6/30 Wellington St KEW 3101	\$1,250,000	24/05/2025
2	1/23 Walpole St KEW 3101	\$1,170,000	23/05/2025
3	4/83-85 Earl St KEW 3101	\$1,095,000	20/05/2025

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.

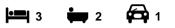
This Statement of Information was prepared on:

23/06/2025 13:33



## Nelson Alexander





**Property Type:** Townhouse (Res) Agent Comments Indicative Selling Price \$1,000,000 - \$1,100,000 Median Townhouse Price 23/06/2024 - 22/06/2025: \$1,220,000

# **Comparable Properties**

6/30 Wellington St KEW 3101 (REI) 3 2 2 1 Price: \$1,250,000 Method: Auction Sale Date: 24/05/2025 Property Type: Townhouse (Single)	Agent Comments
1/23 Walpole St KEW 3101 (REI)   1/23 Walpole St KEW 3101 (REI)   1/23 Walpole St KEW 3101 (REI)   2 2   Price: \$1,170,000   Method: Sold Before Auction   Date: 23/05/2025   Property Type: Townhouse (Single)	Agent Comments
4/83-85 Earl St KEW 3101 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments

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



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