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	3/11 O'Shaughnessy Street, Kew Vic 3101

Indicative selling price

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

Range between $580,000 & $638,000

Median sale price

Median price $836,750 Property Type Unit Suburb Kew

Period - From 01/04/2021 to 31/03/2022 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	7/25 Derby St KEW 3101	$625,000	15/12/2021
2	1/65 Denham St HAWTHORN 3122	$597,500	07/05/2022
3	30/177 Power St HAWTHORN 3122	$590,000	25/01/2022

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: 09/05/2022 09:04

3/11 O'Shaughnessy Street, Kew Vic 3101



2 1 1

Property Type: House (Res)
Land Size: 1749 sqm approx

Agent Comments

Indicative Selling Price
$580,000 - $638,000
Median Unit Price
Year ending March 2022: $836,750

Comparable Properties



7/25 Derby St KEW 3101 (REI/VG)

2 1 1

Price: $625,000
Method: Private Sale
Date: 15/12/2021
Property Type: Apartment

Agent Comments



1/65 Denham St HAWTHORN 3122 (REI)

2 1 1

Price: $597,500
Method: Auction Sale
Date: 07/05/2022
Property Type: Unit

Agent Comments



30/177 Power St HAWTHORN 3122 (REI/VG)

2 - 1

Price: $590,000
Method: Private Sale
Date: 25/01/2022
Rooms: 1
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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