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	2/164 Princess Street, Kew Vic 3101

Indicative selling price

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

Single price $550,000

Median sale price

Median price $838,250 Property Type Unit Suburb Kew

Period - From 01/10/2021 to 31/12/2021 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	8/55 Brougham St KEW 3101	$575,000	12/02/2022
2	6/36 Disraeli St KEW 3101	$570,000	16/11/2021
3	6/87 Studley Park Rd KEW 3101	$550,000	22/10/2021

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: 17/03/2022 09:37

2/164 Princess Street, Kew Vic 3101

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Property Type:
Agent Comments

Indicative Selling Price
$550,000
Median Unit Price
December quarter 2021: $838,250

Comparable Properties



8/55 Brougham St KEW 3101 (REI)

2 1 1

Price: $575,000
Method: Private Sale
Date: 12/02/2022
Property Type: Apartment

Agent Comments



6/36 Disraeli St KEW 3101 (REI/VG)

2 1 1

Price: $570,000
Method: Private Sale
Date: 16/11/2021
Property Type: Apartment

Agent Comments



6/87 Studley Park Rd KEW 3101 (VG)

2 - -

Price: $550,000
Method: Sale
Date: 22/10/2021
Property Type: Strata Unit/Flat

Agent Comments

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