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	G05/39 EARL 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)

Single Price	$635,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$828,500	Property type	Unit	Suburb	Kew
Period-from	01 Jan 2023	to	31 Dec 2023	Source	Corelogic

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 6 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
203/48 PAKINGTON STREET KEW VIC 3101	$604,000	24-Oct-23
G06/136 PRINCESS STREET KEW VIC 3101	$735,000	16-Nov-23
601/101 PARKVIEW ROAD ALPHINGTON VIC 3078	$655,000	14-Nov-23

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 6 months.~~

This Statement of Information was prepared on: 17 January 2024

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203/48 PAKINGTON STREET KEW VIC 3101

2 2 1

Sold Price **$604,000** Sold Date **24-Oct-23**

Distance **0.67km**



G06/136 PRINCESS STREET KEW VIC 3101

2 2 1

Sold Price **$735,000** Sold Date **16-Nov-23**

Distance **0.55km**



601/101 PARKVIEW ROAD ALPHINGTON VIC 3078

2 2 1

Sold Price RS **$655,000** Sold Date **14-Nov-23**

Distance **1.71km**

RS = Recent sale **UN** = Undisclosed Sale

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