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	3/112 PRINCESS 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	$1,480,000	~~or range between~~		&	

Median sale price

(*Delete house or unit as applicable)

Median Price	$837,500	Property type	Unit	Suburb	Kew
Period-from	01 May 2023	to	30 Apr 2024	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
4A HARTINGTON STREET KEW VIC 3101	$1,350,000	02-Mar-24
3/12 WESTBROOK STREET KEW EAST VIC 3102	$1,450,000	30-Dec-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: 20 May 2024

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4A HARTINGTON STREET KEW VIC 3101

3 1 2

Sold Price **$1,350,000** Sold Date **02-Mar-24**

Distance **1.04km**



3/12 WESTBROOK STREET KEW EAST VIC 3102

3 2 2

Sold Price **$1,450,000** Sold Date **30-Dec-23**

Distance **1.98km**

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

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