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	8/1 Derby Street, Kew Vic 3101

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

Median price $730,000 Property Type Unit Suburb Kew

Period - From 01/10/2023 to 31/12/2023 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	304/1 Derby St KEW 3101	$487,000	16/12/2023
2	405/112 High St.S KEW 3101	$461,000	03/11/2023
3			

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: 13/02/2024 15:40

8/1 Derby Street, Kew Vic 3101

Wendy Zhou
0420 824 677
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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
December quarter 2023: $730,000

Comparable Properties



304/1 Derby St KEW 3101 (REI)

1 1 1

Price: $487,000
Method: Auction Sale
Date: 16/12/2023
Property Type: Apartment

Agent Comments



405/112 High St.S KEW 3101 (REI)

1 1 1

Price: $461,000
Method: Private Sale
Date: 03/11/2023
Property Type: Apartment

Agent Comments

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.

Account - Heavyside

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