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	59 Denmark Street, Kew Vic 3101

Indicative selling price

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

Range between $1,400,000 & $1,500,000

Median sale price

Median price $2,745,500 Property Type House Suburb Kew

Period - From 01/07/2023 to 30/06/2024 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	70 Liddiard St HAWTHORN 3122	$1,381,000	01/07/2024
2	5 Sercombe Gr HAWTHORN 3122	$1,550,000	14/06/2024
3	56 Connell St HAWTHORN 3122	$1,450,000	06/05/2024

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: 05/08/2024 13:54

59 Denmark Street, Kew Vic 3101



3 1 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,400,000 - $1,500,000
Median House Price
Year ending June 2024: $2,745,500

Comparable Properties



70 Liddiard St HAWTHORN 3122 (REI)

2 1 1

Price: $1,381,000
Method: Private Sale
Date: 01/07/2024
Property Type: House (Res)
Land Size: 205 sqm approx

Agent Comments



5 Sercombe Gr HAWTHORN 3122 (REI/VG)

3 1 -

Price: $1,550,000
Method: Sold Before Auction
Date: 14/06/2024
Property Type: House (Res)
Land Size: 204 sqm approx

Agent Comments



56 Connell St HAWTHORN 3122 (REI/VG)

3 1 1

Price: $1,450,000
Method: Private Sale
Date: 06/05/2024
Property Type: House (Res)
Land Size: 254 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

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