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<br>Including suburb and postcode | 5/38 Duke Street, Kew Vic 3101 |

## Indicative selling price

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

Single price $613,000

## Median sale price

Median price $795,000 Property Type Unit Suburb Kew

Period - From 01/04/2024 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 | 2/78 Walpole St KEW 3101 | $596,000 | 20/07/2024 |
| 2 | 4/11-13 Oshaughnessy St KEW 3101 | $615,000 | 19/07/2024 |
| 3 | 8/27-29 Brougham St KEW 3101 | $620,000 | 28/05/2024 |

**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: 03/10/2024 09:15

# 5/38 Duke Street, Kew Vic 3101

Yuki Chang
0452 066 623
YukiChang@jelliscraig.com.au



2 1 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**
$613,000
**Median Unit Price**
June quarter 2024: $795,000

## Comparable Properties



**2/78 Walpole St KEW 3101 (REI)**

2 1 1

**Price:** $596,000
**Method:** Auction Sale
**Date:** 20/07/2024
**Property Type:** Apartment

Agent Comments



**4/11-13 Oshaughnessy St KEW 3101 (REI)**

2 1 1

**Price:** $615,000
**Method:** Private Sale
**Date:** 19/07/2024
**Property Type:** Apartment

Agent Comments



**8/27-29 Brougham St KEW 3101 (REI)**

2 1 1

**Price:** $620,000
**Method:** Private Sale
**Date:** 28/05/2024
**Property Type:** Apartment

Agent Comments

**Account** - Jellis Craig | P: 98305966

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