

# 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

7/42 Brougham Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000

### Median sale price

Median price \$696,000 Property Type Unit Suburb Kew

Period - From 24/09/2023 to 23/09/2024 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	4/11-13 Oshaughnessy St KEW 3101	\$615,000	19/07/2024
2	6/45 Disraeli St KEW 3101	\$576,000	12/07/2024
3	3/14-16 Grove Rd HAWTHORN 3122	\$550,000	22/08/2024

**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:

24/09/2024 10:09



**Rooms:** 4  
**Property Type:** Apartment  
 Agent Comments

**Indicative Selling Price**

\$550,000 - \$605,000

**Median Unit Price**

24/09/2023 - 23/09/2024: \$696,000

## Comparable Properties



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

Agent Comments



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



6/45 Disraeli St KEW 3101 (REI/VG)

Agent Comments



**Price:** \$576,000  
**Method:** Sold Before Auction  
**Date:** 12/07/2024  
**Property Type:** Unit



3/14-16 Grove Rd HAWTHORN 3122 (REI)

Agent Comments



**Price:** \$550,000  
**Method:** Sold Before Auction  
**Date:** 22/08/2024  
**Property Type:** Apartment

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017