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	3/43 Clyde Street, Kew East Vic 3102

Indicative selling price

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

Range between $750,000 & $800,000

Median sale price

Median price $780,500 Property Type Unit Suburb Kew East

Period - From 11/10/2023 to 10/10/2024 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	5/46a Corhampton Rd BALWYN NORTH 3104	$800,000	21/09/2024
2	2/66 Westbrook St KEW EAST 3102	$815,000	24/08/2024
3	2/26 Windella Av KEW EAST 3102	$780,500	20/07/2024

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: 11/10/2024 13:26