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	5/8 MARY STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,050,000	&	$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	Property type	Unit	Suburb	Kew
Period-from	01 Oct 2023	to	30 Sep 2024	Source	Corelogic

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 6 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
4/163 DERBY STREET KEW VIC 3101	$1,111,000	10-Aug-24
3/50 HARP ROAD KEW VIC 3101	$1,020,000	14-Sep-24

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 6 months.

This Statement of Information was prepared on: 08 October 2024

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4/163 DERBY STREET KEW VIC 3101

3 1 1

Sold Price **$1,111,000** Sold Date **10-Aug-24**

Distance **1.11km**



3/50 HARP ROAD KEW VIC 3101

2 1 2

Sold Price RS **$1,020,000** UN Sold Date **14-Sep-24**

Distance **1.5km**

RS = Recent sale **UN** = Undisclosed Sale

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