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	5/52 Harp Road, Kew Vic 3101

Indicative selling price

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

Range between $590,000 & $649,000

Median sale price

Median price $696,000 Property Type Unit Suburb Kew

Period - From 28/10/2023 to 27/10/2024 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	1/30 Hartwood St KEW EAST 3102	$620,000	20/09/2024
2	2/10 Grange Rd KEW 3101	$665,000	14/08/2024
3	2/11 clyde St KEW EAST 3102	$580,000	12/06/2024

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: 28/10/2024 14:07

5/52 Harp Road, Kew Vic 3101

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2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price
$590,000 - $649,000
Median Unit Price
28/10/2023 - 27/10/2024: $696,000

Comparable Properties



1/30 Hartwood St KEW EAST 3102 (REI)

2 1 1

Price: $620,000
Method: Private Sale
Date: 20/09/2024
Property Type: Unit

Agent Comments



2/10 Grange Rd KEW 3101 (REI)

2 1 1

Price: $665,000
Method: Private Sale
Date: 14/08/2024
Property Type: Unit

Agent Comments



2/11 clyde St KEW EAST 3102 (REI)

2 1 1

Price: $580,000
Method: Private Sale
Date: 12/06/2024
Property Type: Apartment

Agent Comments

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