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	6/83-85 Earl Street, Kew Vic 3101

Indicative selling price

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

Single price $935,000

Median sale price

Median price $1,355,000 Property Type Townhouse Suburb Kew

Period - From 20/12/2023 to 19/12/2024 Source Property Data

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	2/20 Tanner Av KEW EAST 3102	$943,000	18/10/2024
2	1/204 Cotham Rd KEW 3101	$1,090,000	04/10/2024
3	11/83 Earl St KEW 3101	$920,000	19/09/2024

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: 20/12/2024 10:09

Nelson Alexander



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Property Type:
Flat/Unit/Apartment (Res)

Agent Comments

Indicative Selling Price
$935,000
Median Townhouse Price
20/12/2023 - 19/12/2024: $1,355,000

Comparable Properties



2/20 Tanner Av KEW EAST 3102 (REI)

3 2 1

Price: $943,000
Method: Private Sale
Date: 18/10/2024
Property Type: Unit

Agent Comments



1/204 Cotham Rd KEW 3101 (REI)

2 1 1

Price: $1,090,000
Method: Private Sale
Date: 04/10/2024
Property Type: Apartment

Agent Comments

11/83 Earl St KEW 3101 (VG)

3 - -

Price: $920,000
Method: Sale
Date: 19/09/2024
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408

REIV THE DIFFERENCE

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