

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

7/25 Derby Street, Kew Vic 3101

Indicative selling price

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

Single price

\$595,000

Median sale price

Median price

\$737,000

Property Type

Unit

Suburb

Kew

Period - From

02/12/2020

to

01/12/2021

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	2/44 Walpole St KEW 3101	\$640,000	12/10/2021
2	14/27-29 Brougham St KEW 3101	\$625,000	17/11/2021
3	6/36 Disraeli St KEW 3101	\$570,000	16/11/2021

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:

02/12/2021 16:36



Property Type: Apartment
Agent Comments

Indicative Selling Price

\$595,000

Median Unit Price

02/12/2020 - 01/12/2021: \$737,000

Comparable Properties



2/44 Walpole St KEW 3101 (REI)

Agent Comments



Price: \$640,000

Method: Private Sale

Date: 12/10/2021

Property Type: Apartment



14/27-29 Brougham St KEW 3101 (REI)

Agent Comments



Price: \$625,000

Method: Private Sale

Date: 17/11/2021

Property Type: Apartment



6/36 Disraeli St KEW 3101 (REI/VG)

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 16/11/2021

Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399