

# 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

10/167 Brougham Street, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$530,000

&

\$550,000

### Median sale price

Median price \$802,000

Property Type Unit

Suburb Kew

Period - From 01/10/2022

to

30/09/2023

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	11/48 Derby St KEW 3101	\$570,000	31/05/2023
2	13/26-28 Disraeli St KEW 3101	\$530,000	01/07/2023
3	11/26-28 Disraeli St KEW 3101	\$525,000	30/05/2023

**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:

24/10/2023 16:22



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$530,000 - \$550,000  
**Median Unit Price**  
Year ending September 2023: \$802,000

## Comparable Properties



**11/48 Derby St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$570,000  
**Method:** Sold Before Auction  
**Date:** 31/05/2023  
**Property Type:** Unit



**13/26-28 Disraeli St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 01/07/2023  
**Property Type:** Apartment



**11/26-28 Disraeli St KEW 3101 (REI)**

**Agent Comments**



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 30/05/2023  
**Property Type:** Apartment

**Account - Miles** | P: 03 9497 3222 | F: 03 9499 4089