

## 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

G05/56 Harp Road Kew VIC 3101

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Unit

Suburb

Kew

Period-from

01 Aug 2020

to

31 Jul 2021

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

106/6 Lisson Grove Hawthorn VIC 3122	\$525,000	27-Mar-21
G06/17 Riversdale Road Hawthorn VIC 3122	\$495,000	04-May-21
214/9 Griffiths Street Richmond VIC 3121	\$515,000	08-May-21

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: 04 August 2021

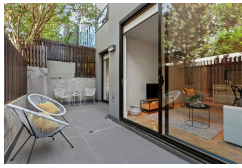


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**106/6 Lisson Grove Hawthorn VIC 3122**

Sold Price

**\$525,000**

Sold Date

**27-Mar-21**

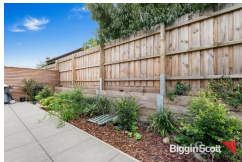
2

1

1

Distance

**3.8km**



**G06/17 Riversdale Road Hawthorn VIC 3122**

Sold Price

**\$495,000**

Sold Date

**04-May-21**

1

1

1

Distance

**3.86km**



**214/9 Griffiths Street Richmond VIC 3121**

Sold Price

**\$515,000**

Sold Date

**08-May-21**

1

1

1

Distance

**4.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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