

## 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

114/1 DERBY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Kew

Period-from

01 Apr 2023

to

31 Mar 2024

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

7/87-89 DENMARK STREET KEW VIC 3101	\$415,000	06-Nov-23
G04/59 EARL STREET KEW VIC 3101	\$400,000	13-Mar-24
5/124A BARKERS ROAD HAWTHORN VIC 3122	\$422,500	16-Nov-23

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: 15 April 2024



**7/87-89 DENMARK STREET KEW  
VIC 3101**

 1  1  1

Sold Price

**\$415,000**

Sold Date **06-Nov-23**

Distance **0.88km**



**G04/59 EARL STREET KEW VIC  
3101**

 1  1  1

Sold Price

**\$400,000**

Sold Date **13-Mar-24**

Distance **1.01km**



**5/124A BARKERS ROAD  
HAWTHORN VIC 3122**

 1  1  1

Sold Price

**\$422,500**

Sold Date **16-Nov-23**

Distance **1.34km**

RS = Recent sale

UN = Undisclosed Sale

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