

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

4/100 Mount Street, Kew Vic 3101

Indicative selling price

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

Single price \$685,000

Median sale price

Median price \$795,000

Property Type Unit

Suburb Kew

Period - From 01/04/2024

to 30/06/2024

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	114/828 Burke Rd CAMBERWELL 3124	\$671,000	28/03/2024
2	109/55 Camberwell Rd HAWTHORN EAST 3123	\$657,000	04/06/2024
3	404/96 Camberwell Rd HAWTHORN EAST 3123	\$650,000	23/01/2024

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:

15/07/2024 16:25



2 2 2

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$685,000
Median Unit Price
June quarter 2024: \$795,000

Comparable Properties



114/828 Burke Rd CAMBERWELL 3124 (REI/VG)

Agent Comments

2 1 1

Price: \$671,000
Method: Private Sale
Date: 28/03/2024
Property Type: Apartment



109/55 Camberwell Rd HAWTHORN EAST 3123 (REI)

Agent Comments

2 2 1

Price: \$657,000
Method: Private Sale
Date: 04/06/2024
Property Type: Apartment



404/96 Camberwell Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

2 1 1

Price: \$650,000
Method: Private Sale
Date: 23/01/2024
Property Type: Unit