

## 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

38 Mary 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

\$1,900,000

&

\$2,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,650,000

Property type

House

Suburb

Kew

Period-from

01 Feb 2021

to

31 Jan 2022

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

115 Walpole Street Kew VIC 3101	\$1,800,000	11-Nov-21
479 High Street Kew VIC 3101	\$1,870,000	19-Oct-21
32 Cole Avenue Kew East VIC 3102	\$2,075,000	28-Oct-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: 08 February 2022

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**115 Walpole Street Kew VIC 3101**

Sold Price

**\$1,800,000**

Sold Date

**11-Nov-21**

3

2

2

Distance

**1.18km**



**479 High Street Kew VIC 3101**

Sold Price

**\$1,870,000**

Sold Date

**19-Oct-21**

3

2

3

Distance

**0.59km**



**32 Cole Avenue Kew East VIC 3102**

Sold Price

**\$2,075,000**

Sold Date

**28-Oct-21**

4

2

2

Distance

**1.35km**

RS = Recent sale

UN = Undisclosed Sale

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