

## 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

2/29 Asquith 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

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$851,500

Property type

Unit

Suburb

Kew

Period-from

01 Feb 2020

to

31 Jan 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

1/59 Westbrook Street Kew East VIC 3102	\$1,125,000	07-Nov-20
1/31 Walpole Street Kew VIC 3101	\$1,000,000	20-Oct-20
2/8 Pleasant Avenue Kew VIC 3101	\$1,045,000	17-Dec-20

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.~~

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**1/59 Westbrook Street Kew East VIC 3102**

Sold Price **\$1,125,000** Sold Date **07-Nov-20**

 3  2  2

Distance **0.98km**



**1/31 Walpole Street Kew VIC 3101**

Sold Price **\$1,000,000** Sold Date **20-Oct-20**

 3  2  1

Distance **1.28km**



**2/8 Pleasant Avenue Kew VIC 3101**

Sold Price **\$1,045,000** Sold Date **17-Dec-20**

 3  2  1

Distance **1.36km**

RS = Recent sale

UN = Undisclosed Sale

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