

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

108/59 Earl Street, Kew Vic 3101

Indicative selling price

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

Range between \$530,000

&

\$560,000

Median sale price

Median price \$727,500

Property Type Unit

Suburb Kew

Period - From 19/02/2019

to

18/02/2020

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	G03/55-59 Earl St KEW 3101	\$585,000	01/11/2019
2	7/46 Disraeli St KEW 3101	\$570,000	25/10/2019
3	212/140 Cotham Rd KEW 3101	\$530,000	06/09/2019

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:

19/02/2020 14:08



Property Type:
Agent Comments

Indicative Selling Price

\$530,000 - \$560,000

Median Unit Price

19/02/2019 - 18/02/2020: \$727,500

Comparable Properties



G03/55-59 Earl St KEW 3101 (REI)

Agent Comments



Price: \$585,000

Method: Sold Before Auction

Date: 01/11/2019

Property Type: Apartment



7/46 Disraeli St KEW 3101 (REI/VG)

Agent Comments



Price: \$570,000

Method: Sold Before Auction

Date: 25/10/2019

Property Type: Apartment



212/140 Cotham Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 06/09/2019

Property Type: Apartment