

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

202/1 Derby Street, Kew Vic 3101

Indicative selling price

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

Single price \$440,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Kew

Period - From 01/08/2023

to 31/07/2024

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	103/1 Derby St KEW 3101	\$470,000	24/05/2024
2	114/1 Derby St KEW 3101	\$431,000	15/05/2024
3			

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:

01/08/2024 13:14

202/1 Derby Street, Kew Vic 3101



1 bed 1 bath 1 car

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000

Median Unit Price
01/08/2023 - 31/07/2024: \$735,000

Comparable Properties



103/1 Derby St KEW 3101 (REI/VG)

Agent Comments

1 bed 1 bath 1 car

Price: \$470,000
Method: Private Sale
Date: 24/05/2024
Property Type: Unit



114/1 Derby St KEW 3101 (VG)

Agent Comments

1 bed 0 bath 0 car

Price: \$431,000
Method: Sale
Date: 15/05/2024
Property Type: Strata Unit/Flat

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.

Account - Heavyside



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