

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

6/162 PRINCESS STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/95 PRINCESS STREET KEW VIC 3101	\$530,000	13-Sep-24
6/45 DISRAELI STREET KEW VIC 3101	\$576,000	15-Jul-24
18 PERRY STREET ALPHINGTON VIC 3078	\$541,000	14-Jun-24

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: 18 November 2024



1/95 PRINCESS STREET KEW VIC 3101

 2  1  -

Sold Price **\$530,000** Sold Date **13-Sep-24**

Distance **0.53km**



6/45 DISRAELI STREET KEW VIC 3101

 2  1  1

Sold Price **\$576,000** Sold Date **15-Jul-24**

Distance **0.88km**



18 PERRY STREET ALPHINGTON VIC 3078

 2  1  1

Sold Price **\$541,000** Sold Date **14-Jun-24**

Distance **1.87km**

RS = Recent sale UN = Undisclosed Sale

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