

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

1/12 STATION STREET KEW EAST VIC 3102

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

\$720,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Kew East

Period-from

01 Jul 2022

to

30 Jun 2023

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

1/34 STRATHALBYN STREET KEW EAST VIC 3102	\$742,500	03-Jun-23
2/82 WESTBROOK STREET KEW EAST VIC 3102	\$750,000	03-Mar-23
1/14 HATFIELD STREET BALWYN NORTH VIC 3104	\$735,000	11-Mar-23

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: 19 July 2023



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**1/34 STRATHALBYN STREET KEW
EAST VIC 3102**

2 1 1

Sold Price

^{RS} **\$742,500** Sold Date **03-Jun-23**

Distance **0.32km**



**2/82 WESTBROOK STREET KEW
EAST VIC 3102**

2 1 1

Sold Price

\$750,000 Sold Date **03-Mar-23**

Distance **0.66km**



**1/14 HATFIELD STREET BALWYN
NORTH VIC 3104**

2 1 2

Sold Price

\$735,000 Sold Date **11-Mar-23**

Distance **1.06km**

RS = Recent sale

UN = Undisclosed Sale

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