

## 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](https://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 Aug 2022

to

31 Jul 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

105/18 CADOW STREET KEW EAST VIC 3102

\$500,000

15-Feb-23

104/59 EARL STREET KEW VIC 3101

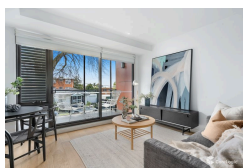
\$550,000

08-Jun-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: 15 August 2023



**105/18 CADOW STREET KEW EAST VIC 3102**

Sold Price

**\$500,000**

Sold Date

**15-Feb-23**

 2  1  1

Distance

**1.67km**



**104/59 EARL STREET KEW VIC 3101**

Sold Price

**\$550,000**

Sold Date

**08-Jun-23**

 2  2  1

Distance

**0km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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