

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

13/48 DERBY 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

\$455,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Kew

Period-from

01 Dec 2023

to

30 Nov 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

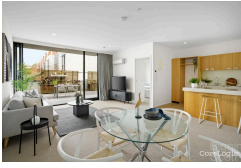
Date of sale

103/1 DERBY STREET KEW VIC 3101	\$470,000	24-May-24
114/1 DERBY STREET KEW VIC 3101	\$431,000	15-May-24
15/120 PRINCESS STREET KEW VIC 3101	\$465,000	27-Nov-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: 12 December 2024



103/1 DERBY STREET KEW VIC 3101 Sold Price **\$470,000** Sold Date **24-May-24**

1 1 1

Distance **0.29km**



114/1 DERBY STREET KEW VIC 3101 Sold Price **\$431,000** Sold Date **15-May-24**

1 1 1

Distance **0.29km**



15/120 PRINCESS STREET KEW VIC 3101 Sold Price ^{RS} **\$465,000** Sold Date **27-Nov-24**

1 1 1

Distance **0.68km**

RS = Recent sale

UN = Undisclosed Sale

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