

## 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

2/56 BELFORD ROAD KEW EAST VIC 3102

### Indicative selling price

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

Single Price

or range  
between

\$650,000

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$931,000

Property type

Unit

Suburb

Kew East

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

3/9 SIMPSON STREET KEW VIC 3101	\$760,000	20-Aug-24
1/210 COTHAM ROAD KEW VIC 3101	\$738,000	03-Oct-24
1/45 PAKINGTON STREET KEW VIC 3101	\$690,000	23-May-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 November 2024



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**3/9 SIMPSON STREET KEW VIC  
3101**

2 1 1

Sold Price **\$760,000** Sold Date **20-Aug-24**

Distance **0.74km**



**1/210 COTHAM ROAD KEW VIC  
3101**

2 1 1

Sold Price <sup>RS</sup> **\$738,000** <sup>UN</sup> Sold Date **03-Oct-24**

Distance **1.36km**



**1/45 PAKINGTON STREET KEW VIC  
3101**

2 1 2

Sold Price **\$690,000** Sold Date **23-May-24**

Distance **1.26km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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