

# 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

569 High Street, 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)

Range between \$1,580,000 & \$1,650,000

### Median sale price

Median price \$1,895,000 Property Type House Suburb Kew East

Period - From 01/10/2022 to 31/12/2022 Source REIV

### 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 six 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	35 Asquith St KEW 3101	\$1,656,000	31/08/2022
2	332a Barkers Rd HAWTHORN 3122	\$1,605,000	27/10/2022
3	37 Haines St HAWTHORN 3122	\$1,595,000	07/11/2022

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 six months.~~

This Statement of Information was prepared on:

24/02/2023 14:55



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,650,000

Median House Price

December quarter 2022: \$1,895,000

## Comparable Properties



35 Asquith St KEW 3101 (REI/VG)

Agent Comments

3 2 3

Price: \$1,656,000

Method: Private Sale

Date: 31/08/2022

Property Type: House

Land Size: 508 sqm approx



332a Barkers Rd HAWTHORN 3122 (REI/VG)

Agent Comments

4 3 2

Price: \$1,605,000

Method: Private Sale

Date: 27/10/2022

Property Type: House

Land Size: 266 sqm approx

37 Haines St HAWTHORN 3122 (VG)

Agent Comments

2 - -

Price: \$1,595,000

Method: Sale

Date: 07/11/2022

Property Type: House (Res)

Land Size: 469 sqm approx