

## 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

41 Park Crescent Kew VIC 3101

### 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

\$1,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,550,000

Property type

House

Suburb

Kew

Period-from

01 Oct 2020

to

30 Sep 2021

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

15 Gladstone Street Kew VIC 3101	\$1,367,500	13-Feb-21
5 Childers Street Kew VIC 3101	\$1,395,000	02-Oct-21

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: 20 October 2021

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15 Gladstone Street Kew VIC 3101

Sold Price

**\$1,367,500**

Sold Date

**13-Feb-21**

 2

 1

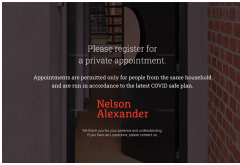
 2

Distance

**0.59km**

#### Notes from your agent

Updated home. Sold on 13 Feb 2021 at \$1,367,500.



5 Childers Street Kew VIC 3101

Sold Price

<sup>RS</sup> **\$1,395,000**

Sold Date

**02-Oct-21**

 3

 1

 1

Distance

**0.5km**

RS = Recent sale

UN = Undisclosed Sale

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