

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

5/45 DISRAELI 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

or range
between

\$470,000

&

\$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$828,500

Property type

Unit

Suburb

Kew

Period-from

01 Jan 2023

to

31 Dec 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

101/59 EARL STREET KEW VIC 3101	\$500,000	03-Oct-23
143 WILTSHIRE DRIVE KEW VIC 3101	\$505,000	07-Dec-23
7/50 LIDDIARD STREET HAWTHORN VIC 3122	\$505,000	11-Nov-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: 29 January 2024



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101/59 EARL STREET KEW VIC 3101 Sold Price **\$500,000** Sold Date **03-Oct-23**

2 1 1

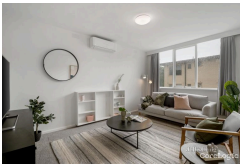
Distance **0.77km**



143 WILTSHIRE DRIVE KEW VIC 3101 Sold Price ^{RS} **\$505,000** ^{UN} Sold Date **07-Dec-23**

2 1 1

Distance **1.56km**



7/50 LIDDIARD STREET HAWTHORN VIC 3122 Sold Price Sold Date **11-Nov-23**

2 1 1

Distance **1.99km**

RS = Recent sale UN = Undisclosed Sale

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