

## 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

4/72 COBDEN STREET 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

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$887,500

Property type

Unit

Suburb

Kew

Period-from

01 Sep 2023

to

31 Aug 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

4/81 DERBY STREET KEW VIC 3101	\$610,000	07-Aug-24
3/56 PRINCESS STREET KEW VIC 3101	\$640,000	12-Jun-24
5/22 Highbury Grove Kew VIC 3101	\$625,000	11-Sep-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: 27 September 2024



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4/81 DERBY STREET KEW VIC 3101 Sold Price **\$610,000** Sold Date **07-Aug-24**

2 1 1

Distance **0.14km**



3/56 PRINCESS STREET KEW VIC 3101 Sold Price **\$640,000** Sold Date **12-Jun-24**

2 2 1

Distance **0.7km**



5/22 HIGHBURY GROVE KEW VIC 3101 Sold Price <sup>RS</sup> **\$625,000** <sup>UN</sup> Sold Date **11-Sep-24**

2 1 1

Distance **0.48km**

RS = Recent sale      UN = Undisclosed Sale

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