

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

10/44 HIGH STREET SOUTH 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

\$1,100,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Kew

Period-from

01 Aug 2023

to

31 Jul 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

3/37 PINE STREET HAWTHORN VIC 3122	\$1,285,000	27-Apr-24
2/9 KINKORA ROAD HAWTHORN VIC 3122	\$1,585,000	15-Mar-24
6/39 WATTLE ROAD HAWTHORN VIC 3122	\$1,350,000	14-Feb-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: 03 August 2024



**3/37 PINE STREET HAWTHORN
VIC 3122**

3 2 2

Sold Price **\$1,285,000** Sold Date **27-Apr-24**

Distance **0.46km**



**2/9 KINKORA ROAD HAWTHORN
VIC 3122**

3 2 2

Sold Price **\$1,585,000** Sold Date **15-Mar-24**

Distance **0.69km**



**6/39 WATTLE ROAD HAWTHORN
VIC 3122**

3 2 2

Sold Price **\$1,350,000** Sold Date **14-Feb-24**

Distance **1.49km**

RS = Recent sale

UN = Undisclosed Sale

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