

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	301/77 High Street South Kew, 3101
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Single price	\$708,000
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### Median sale price

Median price	\$665,500	Property Type	NOT PROVIDED	Suburb	KEW
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Period - From	30-Nov-2022	to	31-Oct-2023	Source	realestate.com.au
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### Comparable property sales

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	105/189 Barkers Road, Kew, Vic 3101	\$630,000	08-Aug-2023
2	407/369 High Street, Kew, Vic 3101	\$841,000	10-May-2023
3	141 Wiltshire Drive, Kew, Vic 3101	\$740,000	12-Aug-2023

This statement of information was prepared on 14-Dec-2023 at 4:01:09 PM EST