Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/46 Disraeli Street, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$580,000		&		\$620,000			
Median sale pi	rice							
Median price	\$745,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	26/10/2020	to	25/10/2021		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	4/29 Barrington Av KEW 3101	\$590,000	08/06/2021
2	1/62 Walpole St KEW 3101	\$590,000	22/05/2021
3	8/29 Elphin Gr HAWTHORN 3122	\$560,000	14/07/2021

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 six months.

This Statement of Information was prepared on:

26/10/2021 17:19







Property Type: Apartment Agent Comments

Indicative Selling Price \$580,000 - \$620,000 Median Unit Price 26/10/2020 - 25/10/2021: \$745,000

Comparable Properties



4/29 Barrington Av KEW 3101 (REI/VG)

1/62 Walpole St KEW 3101 (REI/VG)



Price: \$590,000 Method: Private Sale Date: 08/06/2021 Property Type: Apartment Agent Comments

Agent Comments



Price: \$590,000 Method: Auction Sale

Method: Auction Sale Date: 22/05/2021 Property Type: Apartment

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8/29 Elphin Gr HAWTHORN 3122 (REI/VG)



Agent Comments



Price: \$560,000 Method: Private Sale Date: 14/07/2021 Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399





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