

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

8/46 Disraeli Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$580,000

&

\$620,000

Median sale price

Median price

\$745,000

Property Type

Unit

Suburb

Kew

Period - From

26/10/2020

to

25/10/2021

Source

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.

	Address 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



2 1 1

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)

Agent Comments

2 1 1

Price: \$590,000

Method: Private Sale

Date: 08/06/2021

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$590,000

Method: Auction Sale

Date: 22/05/2021

Property Type: Apartment



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

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 14/07/2021

Property Type: Apartment

Account - The Agency Boroondara | P: 03 8578 0399