

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

6/11 CLYDE STREET KEW EAST VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$570,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,008,250

Property type

Unit

Suburb

Kew East

Period-from

01 Oct 2023

to

30 Sep 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

4/23 STRATHALBYN STREET KEW EAST VIC 3102	\$590,000	12-Jun-24
2/17 WESTBROOK STREET KEW EAST VIC 3102	\$583,000	04-Jul-24
1/17 WESTBROOK STREET KEW EAST VIC 3102	\$600,000	01-Jun-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: 07 October 2024



**4/23 STRATHALBYN STREET KEW
EAST VIC 3102**

 2  1  1

Sold Price **\$590,000** Sold Date **12-Jun-24**

Distance **0.41km**



**2/17 WESTBROOK STREET KEW
EAST VIC 3102**

 2  1  1

Sold Price **\$583,000** Sold Date **04-Jul-24**

Distance **0.25km**



**1/17 WESTBROOK STREET KEW
EAST VIC 3102**

 2  1  1

Sold Price **\$600,000** Sold Date **01-Jun-24**

Distance **0.25km**

RS = Recent sale UN = Undisclosed Sale

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