

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

6/19 Young 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

\$836,750

Property Type

Unit

Suburb

Kew

Period - From

01/07/2021

to

30/06/2022

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	6/18 Connell St HAWTHORN 3122	\$616,000	28/05/2022
2	1/65 Denham St HAWTHORN 3122	\$597,500	07/05/2022
3	3/44 Morang Rd HAWTHORN 3122	\$575,000	26/05/2022

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:

13/10/2022 11:19

Luke Saville
0437 720 806
luquesaville@theagency.com.au



2 1 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$580,000 - \$620,000
Median Unit Price
Year ending June 2022: \$836,750

Comparable Properties



6/18 Connell St HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$616,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Unit



1/65 Denham St HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$597,500
Method: Auction Sale
Date: 07/05/2022
Property Type: Unit



3/44 Morang Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 1 1

Price: \$575,000
Method: Auction Sale
Date: 26/05/2022
Property Type: Unit

Account - The Agency Port Phillip | P: 03 8578 0388