

## 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

G07/39 Earl Street Kew VIC 3101

### Indicative selling price

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

Single Price

or range  
between

\$495,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,500

Property type

Unit

Suburb

Kew

Period-from

01 Dec 2020

to

30 Nov 2021

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

7/233 Cotham Road Kew VIC 3101	\$530,000	23-Jul-21
1/95 Princess Street Kew VIC 3101	\$512,000	30-Oct-21
9/24 Como Street Alphington VIC 3078	\$527,500	10-Jul-21

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: 11 December 2021

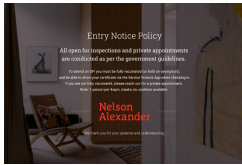


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7/233 Cotham Road Kew VIC 3101

Sold Price

**\$530,000**

Sold Date

**23-Jul-21**

2

1

1

Distance

**1.83km**



1/95 Princess Street Kew VIC 3101

Sold Price

**\$512,000**

Sold Date

**30-Oct-21**

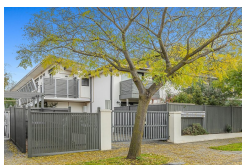
2

1

1

Distance

**0.84km**



9/24 Como Street Alphington VIC 3078

Sold Price

**\$527,500**

Sold Date

**10-Jul-21**

2

1

1

Distance

**1.48km**

RS = Recent sale

UN = Undisclosed Sale

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