

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

5/100 MOUNT STREET KEW VIC 3101

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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2023

to

31 Oct 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

112/55 CAMBERWELL ROAD HAWTHORN EAST VIC 3123	\$695,000	30-Jun-24
8/100 MOUNT STREET KEW VIC 3101	\$697,000	04-Sep-24
4/100 MOUNT STREET KEW VIC 3101	\$687,000	31-Jul-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: 14 November 2024



**112/55 CAMBERWELL ROAD
HAWTHORN EAST VIC 3123**

 2  2  1

Sold Price **\$695,000** Sold Date **30-Jun-24**

Distance **1.25km**



**8/100 MOUNT STREET KEW VIC
3101**

 2  2  -

Sold Price **\$697,000** Sold Date **04-Sep-24**

Distance **0km**



**4/100 MOUNT STREET KEW VIC
3101**

 2  2  2

Sold Price **\$687,000** Sold Date **31-Jul-24**

Distance **0km**

RS = Recent sale UN = Undisclosed Sale

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