

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

3/9 HARTWOOD 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

\$1,690,000

&

\$1,850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$946,500

Property type

Unit

Suburb

Kew East

Period-from

01 Jan 2024

to

31 Dec 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

3/11-13 WEIR STREET KEW VIC 3101	\$1,800,000	22-Nov-24
2/28 ABERCROMBIE STREET DEEPDENE VIC 3103	\$1,701,000	23-Nov-24
8 CAMPBELL STREET KEW VIC 3101	\$1,700,000	09-Sep-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: 28 January 2025



3/11-13 WEIR STREET KEW VIC 3101 Sold Price **\$1,800,000** Sold Date **22-Nov-24**

 2  2  2

Distance **0.81km**



2/28 ABERCROMBIE STREET DEEPDENE VIC 3103 Sold Price ^{RS} **\$1,701,000** Sold Date **23-Nov-24**

 3  2  2

Distance **1.63km**



8 CAMPBELL STREET KEW VIC 3101 Sold Price **\$1,700,000** Sold Date **09-Sep-24**

 3  1  1

Distance **0.57km**

RS = Recent sale UN = Undisclosed Sale

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