### 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

2/501 High Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale pi	rice							
Median price	\$2,755,000	Pro	operty Type	Hou	se		Suburb	Kew
Period - From	03/02/2024	to	02/02/2025		So	urce	Property	y Data

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	10/44 High St.S KEW 3101	\$1,100,000	22/08/2024
2	10/44 High St KEW 3101	\$1,100,000	13/08/2024
3	4/163 Derby St KEW 3101	\$1,111,000	10/08/2024

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:

03/02/2025 10:06

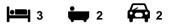


2/501 High Street, Kew Vic 3101

# RT Edgar

Justine Harris





Property Type: Townhouse (Single) Land Size: 164 sqm approx Agent Comments

0407 332 618 justine.harris@rtedgar.com.au

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median House Price** 03/02/2024 - 02/02/2025: \$2,755,000

Agent Comments

Agent Comments

Agent Comments

## **Comparable Properties**



10/44 High St.S KEW 3101 (REI) 2 2 3

Price: \$1,100,000 Method: Private Sale Date: 22/08/2024 Property Type: Townhouse (Single)



10/44 High St KEW 3101 (VG)



Price: \$1,100,000 Method: Sale Date: 13/08/2024 Property Type: Flat/Unit/Apartment (Res)



4/163 Derby St KEW 3101 (REI/VG)

3

1 Price: \$1,111,000

Method: Auction Sale Date: 10/08/2024 Property Type: Townhouse (Res)

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent, Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.