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

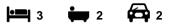


2/501 High Street, Kew Vic 3101

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

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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



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