

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

8/45 DISRAELI 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Kew

Period-from

01 Mar 2023

to

29 Feb 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

5/45 DISRAELI STREET KEW VIC 3101	\$485,000	07-Feb-24
14/36-40 DISRAELI STREET KEW VIC 3101	\$521,000	01-Feb-24
3/19 GLADSTONE STREET KEW VIC 3101	\$485,000	10-Feb-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.~~

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5/45 DISRAELI STREET KEW VIC 3101

Sold Price **\$485,000** Sold Date **07-Feb-24**

2 1 1

Distance **0km**



14/36-40 DISRAELI STREET KEW VIC 3101

Sold Price ^{RS} **\$521,000** Sold Date **01-Feb-24**

2 1 1

Distance **0.09km**



3/19 GLADSTONE STREET KEW VIC 3101

Sold Price ^{RS} **\$485,000** ^{UN} Sold Date **10-Feb-24**

2 1 1

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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