

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

603/118 High Street South 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$851,500

Property type

Unit

Suburb

Kew

Period-from

01 Mar 2020

to

28 Feb 2021

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

301/140 Cotham Road Kew VIC 3101	\$540,000	15-Oct-20
515/30 Burnley Street Richmond VIC 3121	\$510,000	09-Oct-20
811/20 Shamrock Street Abbotsford VIC 3067	\$550,000	18-Jan-21

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: 09 March 2021



301/140 Cotham Road Kew VIC 3101

2 1 1

Sold Price

\$540,000

Sold Date **15-Oct-20**

Distance **0.93km**



515/30 Burnley Street Richmond VIC 3121

2 1 1

Sold Price

\$510,000

Sold Date **09-Oct-20**

Distance **1.78km**



811/20 Shamrock Street Abbotsford VIC 3067

2 2 1

Sold Price

\$550,000

Sold Date **18-Jan-21**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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