

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

202/63 Earl Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,000,000 & \$1,100,000

Median sale price*

Median price \$1,100,000 Property Type Unit Suburb Kew

Period - From 19/09/2023 to 19/02/2024 Source PropertyData

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.

	Address of comparable property	Price	Date of sale
1	3/16 Childers St KEW 3101	\$1,100,000	28/10/2023
2	6/77 Harp Rd KEW EAST 3102	\$1,070,000	19/09/2023
3	702/112 High St.S KEW 3101	\$1,050,000	08/11/2023

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: 19/02/2024 10:30



 3
  2
  3

Property Type: Double Storey Apartment

Land Size: 181 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median Unit Price *

19/09/2023 - 19/02/2024: \$1,100,000

* Agent calculated median

Comparable Properties



3/16 Childers St KEW 3101 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,100,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Unit



6/77 Harp Rd KEW EAST 3102 (REI/VG)

Agent Comments

 3
  2
  2

Price: \$1,070,000

Method: Sold Before Auction

Date: 19/09/2023

Property Type: Unit

Land Size: 301 sqm approx



702/112 High St.S KEW 3101 (REI)

Agent Comments

 3
  2
  2

Price: \$1,050,000

Method: Private Sale

Date: 08/11/2023

Property Type: Apartment

Account - VICPROP