

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

4/168 Princess Street, Kew Vic 3101

Indicative selling price

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

Range between \$550,000

&

\$600,000

Median sale price

Median price \$856,000

Property Type Unit

Suburb Kew

Period - From 01/07/2021

to

30/09/2021

Source REIV

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	4/29 Barrington Av KEW 3101	\$590,000	08/06/2021
2	6/36 Disraeli St KEW 3101	\$570,000	16/11/2021
3	3/164 Princess St KEW 3101	\$550,000	17/06/2021

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:

24/11/2021 16:47



2
 1
 1

Rooms: 4

Property Type: Apartment

Land Size: 1806 sqm approx

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

September quarter 2021: \$856,000

Comparable Properties



4/29 Barrington Av KEW 3101 (REI/VG)

Agent Comments

2
 1
 1

Price: \$590,000

Method: Private Sale

Date: 08/06/2021

Property Type: Apartment



6/36 Disraeli St KEW 3101 (REI)

Agent Comments

2
 1
 1

Price: \$570,000

Method: Private Sale

Date: 16/11/2021

Property Type: Apartment



3/164 Princess St KEW 3101 (REI/VG)

Agent Comments

2
 1
 1

Price: \$550,000

Method: Private Sale

Date: 17/06/2021

Property Type: Apartment