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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$856,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress 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



Dingle Partners





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)



Price: \$590,000 Method: Private Sale Date: 08/06/2021 Property Type: Apartment



6/36 Disraeli St KEW 3101 (REI)



Price: \$570,000 Method: Private Sale Date: 16/11/2021 Property Type: Apartment

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



Agent Comments

Agent Comments

Agent Comments



Price: \$550,000 Method: Private Sale Date: 17/06/2021 Property Type: Apartment

Account - Dingle Partners | P: 03 9614 6688 | F: 03 9629 8811



propertydata

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