

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

1/20 DUKE 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

or range
between

\$850,000

&

\$935,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Kew

Period-from

01 Jan 2024

to

31 Dec 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

11/83-85 EARL STREET KEW VIC 3101	\$920,000	19-Sep-24
3/40 CARSON STREET KEW VIC 3101	\$920,000	24-Sep-24
6/83-85 EARL STREET KEW VIC 3101	\$920,000	21-Dec-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.~~

This Statement of Information was prepared on: 15 January 2025



**11/83-85 EARL STREET KEW VIC
3101**

3 1 1

Sold Price

\$920,000

Sold Date

19-Sep-24

Distance

0.04km



**3/40 CARSON STREET KEW VIC
3101**

3 1 1

Sold Price

Sold Date

24-Sep-24

Distance

1.77km



**6/83-85 EARL STREET KEW VIC
3101**

3 1 1

Sold Price

^{RS} **\$920,000** ^{UN}

Sold Date

21-Dec-24

Distance

0.11km

RS = Recent sale

UN = Undisclosed Sale

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