

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 Collins 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

\$2,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,250,000

Property type

House

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

19 Collins Street Kew VIC 3101	\$2,290,000	14-Oct-20
41 Spruzen Avenue Kew East VIC 3102	\$2,140,000	20-Mar-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.

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19 Collins Street Kew VIC 3101

Sold Price

\$2,290,000

Sold Date

14-Oct-20

 4  2  2

Distance

0.23km



41 Spruzen Avenue Kew East VIC 3102

Sold Price

^{RS} **\$2,140,000** ^{UN}

Sold Date

20-Mar-21

 5  2  2

Distance

1.06km

RS = Recent sale

UN = Undisclosed Sale

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