

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

307/369 HIGH 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

\$780,000

&

\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$857,000

Property type

Unit

Suburb

Kew

Period-from

01 Jun 2023

to

31 May 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

902/112 HIGH STREET KEW VIC 3101	\$795,000	23-Apr-24
1/66 HIGH STREET SOUTH KEW VIC 3101	\$830,000	23-Feb-24
4/42 STUDLEY AVENUE KEW VIC 3101	\$767,000	28-Feb-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: 25 June 2024

**902/112 HIGH STREET KEW VIC 3101**

2 2 1

Sold Price ^{RS} **\$795,000** ^{UN} Sold Date **23-Apr-24**Distance **0.95km****1/66 HIGH STREET SOUTH KEW VIC 3101**

2 1 1

Sold Price **\$830,000** Sold Date **23-Feb-24**Distance **1.16km****4/42 STUDLEY AVENUE KEW VIC 3101**

2 1 1

Sold Price **\$767,000** Sold Date **28-Feb-24**Distance **1.05km**

RS = Recent sale

UN = Undisclosed Sale

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