# 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

105 PRINCESS STREET KEW VIC 3101
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#### 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 rang betwee	·	\$2,000,000	&	\$2,200,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$2,675,000	Prop	erty type	House		Suburb	Kew
Period-from	01 Jun 2021	to	31 May 2	022	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
212 COTHAM ROAD KEW VIC 3101	\$2,405,000	04-Dec-21
10 LUCERNE CRESCENT ALPHINGTON VIC 3078	\$2,630,000	24-Nov-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.

This Statement of Information was prepared on: 07 June 2022

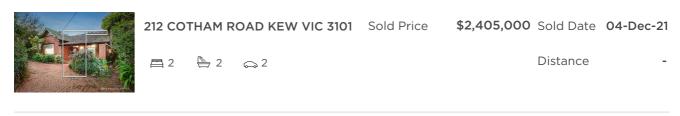


consumer.vic.gov.au

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10 LUCERNE CRESCENT ALPHINGTON VIC 3078 Sold Price \$2,630,000 Sold Date 24-Nov-21

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Distance -

RS = Recent sale UN = Undis

**UN** = Undisclosed Sale

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