

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

3/92 PRINCESS 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

\$585,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2023

to

31 Oct 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

1/95 PRINCESS STREET KEW VIC 3101	\$530,000	13-Sep-24
1/56 PRINCESS STREET KEW VIC 3101	\$650,000	13-Aug-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: 22 November 2024



1/95 PRINCESS STREET KEW VIC
3101

Sold Price

\$530,000

Sold Date

13-Sep-24

 2  1  -

Distance

0.11km



1/56 PRINCESS STREET KEW VIC
3101

Sold Price

\$650,000

Sold Date

13-Aug-24

 2  2  1

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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