

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

107/1 Derby Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median sale price

Median price \$781,000 Property Type Unit Suburb Kew

Period - From 01/07/2023 to 30/06/2024 Source REIV

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 six 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	303/140 Cotham Rd KEW 3101	\$455,000	04/06/2024
2	G11/307 Barkers Rd KEW 3101	\$490,000	30/05/2024
3	103/1 Derby St KEW 3101	\$470,000	24/05/2024

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 six months.~~

This Statement of Information was prepared on:

03/10/2024 15:19

107/1 Derby Street, Kew Vic 3101

McGrath

Joo Ming (JM) Lim

03 9889 8800

0476 784 585

joominglim@mcgrath.com.au

Indicative Selling Price

\$450,000 - \$495,000

Median Unit Price

Year ending June 2024: \$781,000



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



303/140 Cotham Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$455,000

Method: Private Sale

Date: 04/06/2024

Property Type: Apartment



G11/307 Barkers Rd KEW 3101 (REI/VG)

Agent Comments



Price: \$490,000

Method: Private Sale

Date: 30/05/2024

Property Type: Apartment



103/1 Derby St KEW 3101 (REI/VG)

Agent Comments



Price: \$470,000

Method: Private Sale

Date: 24/05/2024

Property Type: Unit

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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