

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

2/11 CLYDE STREET KEW EAST VIC 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$630,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,059,444

Property type

Unit

Suburb

Kew East

Period-from

01 Jul 2023

to

30 Jun 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

4/30 HARTWOOD STREET KEW EAST VIC 3102	\$625,000	08-Feb-24
3/1126 BURKE ROAD BALWYN NORTH VIC 3104	\$620,000	24-Feb-24
28/31 BARNSBURY ROAD DEEPDENE VIC 3103	\$645,000	23-Mar-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: 21 July 2024



**4/30 HARTWOOD STREET KEW
EAST VIC 3102**

2 1 1

Sold Price **\$625,000** Sold Date **08-Feb-24**

Distance **0.08km**



**3/1126 BURKE ROAD BALWYN
NORTH VIC 3104**

3 1 1

Sold Price **\$620,000** Sold Date **24-Feb-24**

Distance **0.83km**



**28/31 BARNSBURY ROAD
DEEPDENE VIC 3103**

2 1 1

Sold Price **\$645,000** Sold Date **23-Mar-24**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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