Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale						
201/56 HARP ROAD 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)						
\$529,000	00 or range between				&	
Median sale price (*Delete house or unit as applicable)						
\$895,000	Property type			Unit	Suburb	Kew
01 Jul 2024	to 30 Jun 2025		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						
	201/56 HARP I e see consumer.vic \$529,000 plicable) \$895,000 01 Jul 2024 ales (*Delete A	201/56 HARP ROAD e see consumer.vic.gov.au \$529,000 plicable) \$895,000 Prop 01 Jul 2024 to ales (*Delete A or B beoroperties sold within two let's representative consider	201/56 HARP ROAD KEW VIC 3 e see consumer.vic.gov.au/underquoti \$529,000 plicable) \$895,000 Property type 01 Jul 2024 to 30 Jun 2 ales (*Delete A or B below as a properties sold within two kilometres of the representative considers to be most the sold within two distances of the representative considers to be most the representative considers to th	201/56 HARP ROAD KEW VIC 3101 e see consumer.vic.gov.au/underquoting (*Decention of see consumer.vic.gov.au/underquoting	201/56 HARP ROAD KEW VIC 3101 e see consumer.vic.gov.au/underquoting (*Delete single price \$529,000 or range between plicable) plicable) 101 Jul 2024 1030 Jun 2025 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the representative considers to be most comparable to the price to t	201/56 HARP ROAD KEW VIC 3101 e see consumer.vic.gov.au/underquoting (*Delete single price or range a \$529,000 or range between \$529,000 Property type Unit Suburb 01 Jul 2024 to 30 Jun 2025 Source ales (*Delete A or B below as applicable) properties sold within two kilometres of the property for sale in the last 6 the property for sale in the last

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: 16 July 2025



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