

## 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

5/11 CLYDE STREET KEW EAST VIC 3102

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,008,250

Property type

Unit

Suburb

Kew East

Period-from

01 Oct 2023

to

30 Sep 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

2/17 WESTBROOK STREET KEW EAST VIC 3102	\$583,000	04-Jul-24
1/17 WESTBROOK STREET KEW EAST VIC 3102	\$600,000	01-Jun-24
6/17 WESTBROOK STREET KEW EAST VIC 3102	\$600,000	20-Jun-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: 08 October 2024



## 2/17 WESTBROOK STREET KEW EAST VIC 3102

 2  1  1

Sold Price **\$583,000** Sold Date **04-Jul-24**

Distance **0.25km**



## 1/17 WESTBROOK STREET KEW EAST VIC 3102

 2  1  1

Sold Price **\$600,000** Sold Date **01-Jun-24**

Distance **0.25km**



## 6/17 WESTBROOK STREET KEW EAST VIC 3102

 2  1  1

Sold Price Sold Date **20-Jun-24**

Distance **0.25km**

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

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