

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

G07/39 Earl 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

\$525,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$867,499

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2020

to

31 Oct 2021

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

3/164 Princess Street Kew VIC 3101	\$550,000	17-Jun-21
22/60 Harp Road Kew VIC 3101	\$545,000	06-Aug-21
7/233 Cotham Road Kew VIC 3101	\$530,000	23-Jul-21

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: 11 November 2021

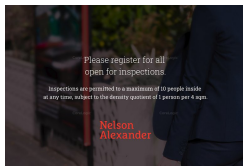


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3/164 Princess Street Kew VIC 3101 Sold Price **\$550,000** Sold Date **17-Jun-21**

2 1 1

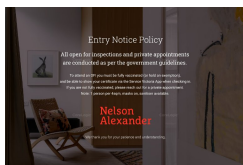
Distance **0.48km**



22/60 Harp Road Kew VIC 3101 Sold Price **\$545,000** Sold Date **06-Aug-21**

2 1 1

Distance **1.63km**



7/233 Cotham Road Kew VIC 3101 Sold Price **\$530,000** Sold Date **23-Jul-21**

2 1 1

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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