

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

6/36-40 Disraeli 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

or range
between

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,749

Property type

Unit

Suburb

Kew

Period-from

01 Oct 2020

to

30 Sep 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

5/58-62 Mary Street Kew VIC 3101	\$652,500	08-May-21
1/27 Peel Street Kew VIC 3101	\$630,000	15-May-21
2/42 Studley Avenue Kew VIC 3101	\$599,999	23-Jun-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: 07 October 2021

**5/58-62 Mary Street Kew VIC 3101** Sold Price **\$652,500** Sold Date **08-May-21**

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Distance **0.31km****1/27 Peel Street Kew VIC 3101** Sold Price **\$630,000** Sold Date **15-May-21**

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Distance **0.63km****2/42 Studley Avenue Kew VIC 3101** Sold Price **\$599,999** Sold Date **23-Jun-21**

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Distance **1.21km****RS** = Recent sale **UN** = Undisclosed Sale

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