

## 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

88 GLADSTONE STREET KEW VIC 3101

### Indicative selling price

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

Single Price

\$1,730,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,632,500

Property type

House

Suburb

Kew

Period-from

01 Oct 2021

to

30 Sep 2022

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

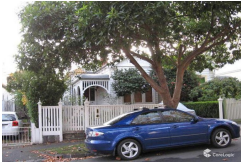
Date of sale

19 ATKINS STREET KEW VIC 3101	\$2,400,000	02-Aug-22
1 SALISBURY GROVE HAWTHORN VIC 3122	\$2,000,000	18-Aug-22
36 COMO STREET ALPHINGTON VIC 3078	\$2,300,000	21-Apr-22

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: 03 October 2022

**19 ATKINS STREET KEW VIC 3101** Sold Price **\$2,400,000** Sold Date **02-Aug-22**

3 2 1

Distance **1.22km****1 SALISBURY GROVE HAWTHORN VIC 3122** Sold Price **\$2,000,000** Sold Date **18-Aug-22**

3 1 2

Distance **1.86km****36 COMO STREET ALPHINGTON VIC 3078** Sold Price **\$2,300,000** Sold Date **21-Apr-22**

3 2 4

Distance **1.87km****1A BARNARD GROVE KEW VIC 3101** Sold Price **\$2,550,000** Sold Date **17-Jul-22**

4 3 4

Distance **0.79km**

RS = Recent sale      UN = Undisclosed Sale

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