

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$525,000

&

\$550,000

### 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

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.~~

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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 <sup>RS</sup> **\$545,000** <sup>UN</sup> 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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