

## 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

10/44 HIGH STREET SOUTH 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

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

Unit

Suburb

Kew

Period-from

01 Jun 2023

to

31 May 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

7/30 WELLINGTON STREET KEW VIC 3101	\$1,180,000	02-Feb-24
4A HARTINGTON STREET KEW VIC 3101	\$1,350,000	02-Mar-24
3/37 PINE STREET HAWTHORN VIC 3122	\$1,285,000	27-Apr-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: 25 June 2024



**7/30 WELLINGTON STREET KEW  
VIC 3101**

2 2 1

Sold Price

**\$1,180,000**

Sold Date **02-Feb-24**

Distance **0.64km**



**4A HARTINGTON STREET KEW VIC  
3101**

3 1 2

Sold Price

**\$1,350,000**

Sold Date **02-Mar-24**

Distance **1.72km**



**3/37 PINE STREET HAWTHORN  
VIC 3122**

3 2 2

Sold Price

<sup>RS</sup> **\$1,285,000**

Sold Date **27-Apr-24**

Distance **0.46km**

RS = Recent sale

UN = Undisclosed Sale

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