

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 103 Princess Street, Kew, VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$2,825,000 Property type House Suburb Kew

Period - From 08/04/2023 to 07/04/2024 Source pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	9 Wellington St, Kew Vic	1,940,000	14/02/2024
2	159 Eglinton St, Kew Vic	2,015,000	11/11/2023
3	37 Denmark St, Kew Vic	1,988,000	12/10/2023

This Statement of Information was prepared on: 08/04/2024

