

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

112/136 Princess Street, Kew Vic 3101

Indicative selling price

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

Single price \$670,000

Median sale price

Median price \$683,500

Property Type Unit

Suburb Kew

Period - From 13/11/2022

to 12/11/2023

Source REIV

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 six 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
1	4/105 Walpole St KEW 3101	\$667,000	29/06/2023
2	1/92 Princess St KEW 3101	\$665,000	14/10/2023
3	117/369 High St KEW 3101	\$645,000	23/05/2023

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 six months.~~

This Statement of Information was prepared on:

13/11/2023 15:34

112/136 Princess Street, Kew Vic 3101

Tim Heavyside
94703390
0403020404
tim@heavyside.co



 2  1  1

Property Type: Apartment

Agent Comments

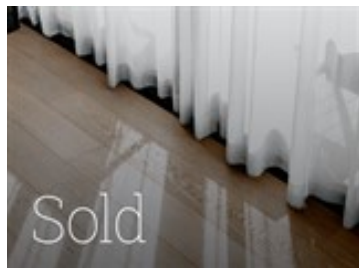
Indicative Selling Price

\$670,000

Median Unit Price

13/11/2022 - 12/11/2023: \$683,500

Comparable Properties



4/105 Walpole St KEW 3101 (REI/VG)

Agent Comments

 2  1  1

Price: \$667,000

Method: Private Sale

Date: 29/06/2023

Property Type: Apartment



1/92 Princess St KEW 3101 (REI)

Agent Comments

 2  1  2

Price: \$665,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Apartment



117/369 High St KEW 3101 (REI/VG)

Agent Comments

 2  1  1

Price: \$645,000

Method: Private Sale

Date: 23/05/2023

Property Type: Apartment

Account - Heavyside



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