

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

114/1 DERBY STREET KEW VIC 3101

Indicative selling price

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

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Kew

Period-from

01 Feb 2023

to

31 Jan 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

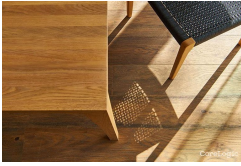
Date of sale

116/369 HIGH STREET KEW VIC 3101	\$562,000	16-Dec-23
14/912 GLENFERRIE ROAD KEW VIC 3101	\$520,000	17-Nov-23
6/105 WALPOLE STREET KEW VIC 3101	\$570,000	28-Sep-23

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: 19 February 2024



116/369 HIGH STREET KEW VIC 3101

 1  1  1

Sold Price

\$562,000

Sold Date

16-Dec-23

Distance

0.11km



14/912 GLENFERRIE ROAD KEW VIC 3101

 1  1  1

Sold Price

\$520,000

Sold Date

17-Nov-23

Distance

0.5km



6/105 WALPOLE STREET KEW VIC 3101

 1  1  1

Sold Price

\$570,000

Sold Date

28-Sep-23

Distance

0.9km

RS = Recent sale

UN = Undisclosed Sale

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