## 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

15/369 High Street, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Single price	e \$550,000								
Median sale price									
Median price	\$690,000	Pro	operty Type	Jnit		Suburb Kew			
Period - From	01/01/2024	to	31/03/2024	So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	116/369 High St KEW 3101	\$562,000	16/12/2023
2	110 Wiltshire Dr KEW 3101	\$550,000	01/02/2024
3	219/369 High St KEW 3101	\$550,000	27/02/2024

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:

24/04/2024 11:35







**Property Type:** Agent Comments Indicative Selling Price \$550,000 Median Unit Price March quarter 2024: \$690,000

# **Comparable Properties**





Price: \$550,000 Method: Private Sale Date: 01/02/2024 Property Type: Apartment



#### 219/369 High St KEW 3101 (REI)



Price: \$550,000 Method: Private Sale Date: 27/02/2024 Property Type: Apartment Agent Comments

### Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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