

## 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

16 DISRAELI STREET 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

\$2,450,000

&

\$2,680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$828,500

Property type

Unit

Suburb

Kew

Period-from

01 Jan 2023

to

31 Dec 2023

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

31 DERBY STREET KEW VIC 3101	\$2,700,000	01-Sep-23
62 GLADSTONE STREET KEW VIC 3101	\$2,416,000	29-Jul-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: 17 January 2024



**31 DERBY STREET KEW VIC 3101**

Sold Price

**\$2,700,000**

Sold Date

**01-Sep-23**

4 2 2

Distance

**0.21km**



**62 GLADSTONE STREET KEW VIC 3101**

Sold Price

**\$2,416,000**

Sold Date

**29-Jul-23**

4 1 2

Distance

**0.4km**

RS = Recent sale

UN = Undisclosed Sale

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