

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

2/38 Duke Street, Kew Vic 3101

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$837,500 Property Type Unit Suburb Kew

Period - From 01/07/2023 to 30/09/2023 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	7/47 Pakington St KEW 3101	\$620,000	15/11/2023
2	2/47 Pakington St KEW 3101	\$615,000	17/11/2023
3	10/167 Brougham St KEW 3101	\$541,000	25/11/2023

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:

06/12/2023 10:00



Rooms: 4
Property Type: Unit

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
September quarter 2023: \$837,500

Comparable Properties

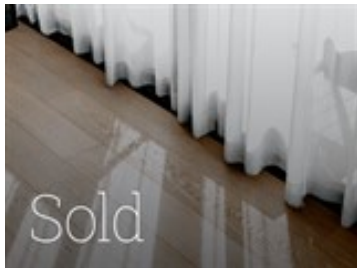


7/47 Pakington St KEW 3101 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 15/11/2023
Property Type: Unit



2/47 Pakington St KEW 3101 (REI)

Agent Comments



Price: \$615,000
Method: Private Sale
Date: 17/11/2023
Property Type: Apartment



10/167 Brougham St KEW 3101 (REI)

Agent Comments



Price: \$541,000
Method: Auction Sale
Date: 25/11/2023
Rooms: 3
Property Type: Apartment

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