

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

2/73 Harp Road, Kew East Vic 3102

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000

Median sale price

Median price \$1,107,500 Property Type Unit Suburb Kew East

Period - From 01/10/2023 to 31/12/2023 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	1/171 Kilby Rd KEW EAST 3102	\$1,564,000	09/12/2023
2	3/12 Westbrook St KEW EAST 3102	\$1,450,000	30/12/2023
3	2/7 First Av KEW 3101	\$1,380,000	18/11/2023

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:

27/02/2024 16:48



3 2 2

Rooms: 6
Property Type: Townhouse (Res)
Agent Comments

Indicative Selling Price
\$1,350,000 - \$1,450,000
Median Unit Price
December quarter 2023: \$1,107,500

Comparable Properties



1/171 Kilby Rd KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,564,000
Method: Auction Sale
Date: 09/12/2023
Property Type: Townhouse (Res)
Land Size: 329 sqm approx



3/12 Westbrook St KEW EAST 3102 (REI)

Agent Comments

3 2 2

Price: \$1,450,000
Method: Private Sale
Date: 30/12/2023
Property Type: Townhouse (Single)



2/7 First Av KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,380,000
Method: Auction Sale
Date: 18/11/2023
Property Type: Townhouse (Res)