

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

202/63 EARL 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$3,040,000

Property type

Other

Suburb

Kew

Period-from

01 Oct 2022

to

30 Sep 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

101/10 MILLS BOULEVARD ALPHINGTON VIC 3078	\$1,500,000	22-Sep-23
303/68 CAMBRIDGE STREET COLLINGWOOD VIC 3066	\$1,570,000	25-May-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: 20 October 2023

**101/10 MILLS BOULEVARD
ALPHINGTON VIC 3078**

3 2 2

Sold Price ^{RS} **\$1,500,000** Sold Date **22-Sep-23**Distance **1.39km****303/68 CAMBRIDGE STREET
COLLINGWOOD VIC 3066**

3 2 2

Sold Price **\$1,570,000** Sold Date **25-May-23**Distance **4.5km**

RS = Recent sale

UN = Undisclosed Sale

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