

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

203/11 PEEL 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

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Kew

Period-from

01 Feb 2023

to

31 Jan 2024

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

103/11 PEEL STREET KEW VIC 3101	\$720,000	20-Nov-23
57/2-6 MALMSBURY STREET KEW VIC 3101	\$700,000	24-Aug-23
2/92 PRINCESS STREET KEW VIC 3101	\$670,000	05-Dec-23

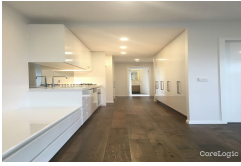
OR

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: 12 February 2024



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103/11 PEEL STREET KEW VIC 3101 Sold Price **\$720,000** Sold Date **20-Nov-23**

2 2 1

Distance **0km**



57/2-6 MALMSBURY STREET KEW VIC 3101 Sold Price **\$700,000** Sold Date **24-Aug-23**

2 1 1

Distance **0.33km**



2/92 PRINCESS STREET KEW VIC 3101 Sold Price **\$670,000** Sold Date **05-Dec-23**

2 1 1

Distance **0.44km**

RS = Recent sale UN = Undisclosed Sale

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