

# 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

3/112 Princess 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)

Range between

\$1,400,000

&

\$1,500,000

### Median sale price

Median price

\$2,980,000

Property Type

House

Suburb

Kew

Period - From

01/01/2024

to

31/03/2024

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	2/9 Kinkora Rd HAWTHORN 3122	\$1,585,000	15/03/2024
2	3/12 Westbrook St KEW EAST 3102	\$1,450,000	30/12/2023
3			

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:

23/04/2024 10:47

3/112 Princess Street, Kew Vic 3101



 4    2    2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$1,400,000 - \$1,500,000

**Median House Price**

March quarter 2024: \$2,980,000

## Comparable Properties



**2/9 Kinkora Rd HAWTHORN 3122 (REI)**

Agent Comments

 3    2    2

**Price:** \$1,585,000

**Method:** Sold Before Auction

**Date:** 15/03/2024

**Property Type:** Townhouse (Res)



**3/12 Westbrook St KEW EAST 3102 (RE/VG)**

Agent Comments

 3    2    2

**Price:** \$1,450,000

**Method:** Private Sale

**Date:** 30/12/2023

**Property Type:** Townhouse (Single)

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.

**Account - Heavyside**



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