

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

3/36 Hartington Street, Kew Vic 3101

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$775,000 Property Type Unit Suburb Kew

Period - From 01/04/2022 to 31/03/2023 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	4/12 Station St KEW EAST 3102	\$790,000	17/04/2023
2	2/82 Westbrook St KEW EAST 3102	\$750,000	02/03/2023
3	1/34 Strathalbyn St KEW EAST 3102	\$742,500	03/06/2023

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:

12/06/2023 15:28

3/36 Hartington Street, Kew Vic 3101



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Indicative Selling Price

\$700,000 - \$770,000

Median Unit Price

Year ending March 2023: \$775,000



Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



4/12 Station St KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$790,000

Method: Sold Before Auction

Date: 17/04/2023

Property Type: Unit



2/82 Westbrook St KEW EAST 3102 (REI/VG)

Agent Comments



Price: \$750,000

Method: Auction Sale

Date: 02/03/2023

Property Type: Unit



1/34 Strathalbyn St KEW EAST 3102 (REI)

Agent Comments



Price: \$742,500

Method: Auction Sale

Date: 03/06/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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