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

3/42 Brougham Street, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale pr	rice							
Median price	\$730,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	10/167 Brougham St KEW 3101	\$541,000	25/11/2023
2	10/167 Brougham St KEW 3101	\$541,000	25/11/2023
3	14/36 Disraeli St KEW 3101	\$521,000	30/01/2024

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:

08/03/2024 15:01









Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2023: \$730,000

Comparable Properties





10/167 Brougham St KEW 3101 (REI/VG)



Price: \$541,000 Method: Auction Sale Date: 25/11/2023 Rooms: 3 Property Type: Apartment

10/167 Brougham St KEW 3101 (REI/VG)

Agent Comments

Agent Comments



Price: \$541,000 Method: Auction Sale Date: 25/11/2023 Rooms: 3 Property Type: Apartment



14/36 Disraeli St KEW 3101 (REI)



Agent Comments

Price: \$521,000 Method: Sold Before Auction Date: 30/01/2024 Property Type: Apartment

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



propertydata

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