

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

304/1 Derby Street, Kew Vic 3101

Indicative selling price

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

Range between \$450,000 & \$495,000

Median sale price

Median price \$837,500 Property Type Unit Suburb Kew

Period - From 01/07/2023 to 30/09/2023 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	28/912 Glenferrie Rd KEW 3101	\$520,000	26/09/2023
2	104/92 Kinkora Rd HAWTHORN 3122	\$480,000	05/08/2023
3	10/30 Grove Rd HAWTHORN 3122	\$460,000	28/09/2023

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:

28/11/2023 09:53



Rooms: 2
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$495,000
Median Unit Price
September quarter 2023: \$837,500

Comparable Properties



28/912 Glenferrie Rd KEW 3101 (REI)

Agent Comments



Price: \$520,000
Method: Sold Before Auction
Date: 26/09/2023
Property Type: Apartment



104/92 Kinkora Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$480,000
Method: Auction Sale
Date: 05/08/2023
Property Type: Unit



10/30 Grove Rd HAWTHORN 3122 (REI/VG)

Agent Comments



Price: \$460,000
Method: Sold Before Auction
Date: 28/09/2023
Property Type: Apartment

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