

## 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

4/11 OSHAUGHNESSY 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$600,000

&

\$650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

Unit

Suburb

Kew

Period-from

01 Jun 2023

to

31 May 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

3/20 PAKINGTON STREET KEW VIC 3101	\$672,000	08-Apr-24
18/380 HIGH STREET KEW VIC 3101	\$650,000	15-Apr-24
1/46 DISRAELI STREET KEW VIC 3101	\$694,000	04-May-24

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: 13 June 2024



**3/20 PAKINGTON STREET KEW  
VIC 3101**

Sold Price

**\$672,000**

Sold Date **08-Apr-24**

 2  1  -

Distance **1.19km**



**18/380 HIGH STREET KEW VIC 3101**

Sold Price

**\$650,000**

Sold Date **15-Apr-24**

 1  1  1

Distance **1.3km**



**1/46 DISRAELI STREET KEW VIC  
3101**

Sold Price

**\$694,000**

Sold Date **04-May-24**

 2  1  1

Distance **1.67km**

RS = Recent sale

UN = Undisclosed Sale

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