### 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

4/55 Strathalbyn Street, Kew East Vic 3102

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$680,000		&		\$740,000				
Median sale p	rice								
Median price	\$1,265,000	Property	Type Uni	t		Suburb	Kew East		
Period - From	01/07/2023	to 30/09	)/2023	] Sc	ource	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	4/38 Walpole St KEW 3101	\$785,000	12/08/2023
2	3/36 Hartington St KEW 3101	\$781,000	12/08/2023
3	2/47 Clyde St KEW EAST 3102	\$730,000	13/11/2023

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:

01/12/2023 10:58



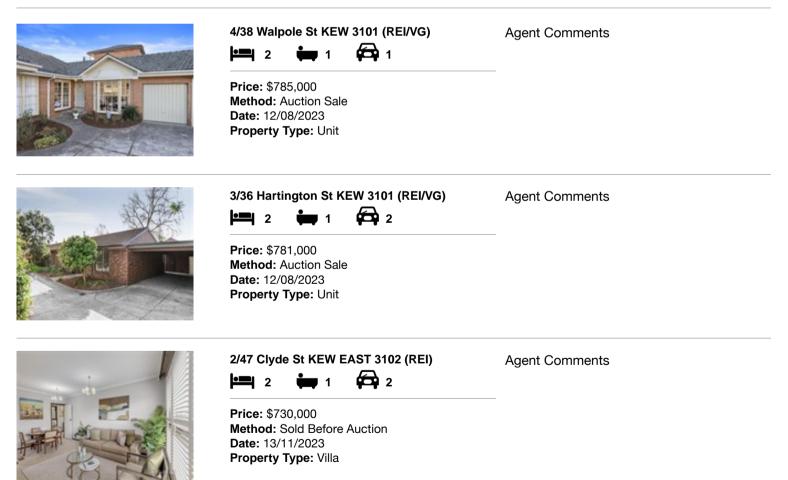
# Nelson Alexander





Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$680,000 - \$740,000 Median Unit Price September quarter 2023: \$1,265,000

## **Comparable Properties**



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



propertydata

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