

# 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

4A Hartington 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)

Range between \$1,250,000 & \$1,350,000

### Median sale price

Median price \$2,500,000 Property Type House Suburb Kew

Period - From 01/10/2023 to 31/12/2023 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	2/7 First Av KEW 3101	\$1,380,000	18/11/2023
2	3/160 Peel St KEW 3101	\$1,353,000	11/10/2023
3	2 Oshaughnessy St KEW 3101	\$1,280,000	13/10/2023

**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:

24/01/2024 11:42



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 183 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$1,250,000 - \$1,350,000  
**Median House Price**  
December quarter 2023: \$2,500,000

## Comparable Properties



2/7 First Av KEW 3101 (REI)

Agent Comments

3 2 2

**Price:** \$1,380,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Townhouse (Res)



3/160 Peel St KEW 3101 (REI/VG)

Agent Comments

3 1 2

**Price:** \$1,353,000  
**Method:** Sold Before Auction  
**Date:** 11/10/2023  
**Property Type:** Townhouse (Res)



2 Oshaughnessy St KEW 3101 (VG)

Agent Comments

3 - -

**Price:** \$1,280,000  
**Method:** Sale  
**Date:** 13/10/2023  
**Property Type:** Flat/Unit/Apartment (Res)

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