

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

5/2-4 SIMPSON STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$750,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Unit

Suburb

Kew

Period-from

01 May 2023

to

30 Apr 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

4/55 STRATHALBYN STREET KEW EAST VIC 3102	\$762,000	30-Jan-24
3/1 NICHOLSON STREET BALWYN NORTH VIC 3104	\$792,000	27-Apr-24
4/9 MAYLANDS AVENUE BALWYN NORTH VIC 3104	\$822,000	11-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: 14 May 2024



4/55 STRATHALBYN STREET KEW EAST VIC 3102 Sold Price ^{RS} **\$762,000** ^{UN} Sold Date **30-Jan-24**
 Distance **0.85km**

 2  1  1



3/1 NICHOLSON STREET BALWYN NORTH VIC 3104 Sold Price ^{RS} **\$792,000** Sold Date **27-Apr-24**
 Distance **1.42km**

 2  1  1



4/9 MAYLANDS AVENUE BALWYN NORTH VIC 3104 Sold Price ^{RS} **\$822,000** ^{UN} Sold Date **11-May-24**
 Distance **1.23km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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