

# 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 5/48 Princess 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 \$550,000 & \$600,000

### Median sale price

Median price \$782,000 Property Type Unit Suburb Kew

Period - From 01/04/2023 to 31/03/2024 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	9/36 Power St HAWTHORN 3122	\$600,000	14/05/2024
2	3/42 Brougham St KEW 3101	\$565,000	17/04/2024
3	305/2 Golding St HAWTHORN 3122	\$550,000	09/05/2024

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: 29/05/2024 08:39

5/48 Princess Street, Kew Vic 3101



 2  1  1

**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
\$550,000 - \$600,000  
**Median Unit Price**  
Year ending March 2024: \$782,000

## Comparable Properties



**9/36 Power St HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$600,000  
**Method:** Private Sale  
**Date:** 14/05/2024  
**Property Type:** Unit



**3/42 Brougham St KEW 3101 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$565,000  
**Method:** Sold Before Auction  
**Date:** 17/04/2024  
**Property Type:** Unit



**305/2 Golding St HAWTHORN 3122 (REI)**

**Agent Comments**

 2  1  1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 09/05/2024  
**Property Type:** Apartment

**Account - Kay & Burton** | P: 03 9820 1111 | F: 03 9820 0371



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