

## 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

7 ERMINGTON PLACE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,755,000

Property type

House

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

| Address of comparable property | Price       | Date of sale |
|--------------------------------|-------------|--------------|
| 9 FOLEY STREET KEW VIC 3101    | \$1,115,000 | 16-Dec-23    |
|                                |             |              |
|                                |             |              |

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: 28 May 2024



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9 FOLEY STREET KEW VIC 3101

Sold Price

**\$1,115,000**

Sold Date

**16-Dec-23**

2 1 -

Distance

**1.4km**

RS = Recent sale      UN = Undisclosed Sale

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