

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

8/45 DISRAELI 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Kew

Period-from

01 Oct 2022

to

30 Sep 2023

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

7/45 DISRAELI STREET KEW VIC 3101	\$580,000	24-May-23
106/39 EARL STREET KEW VIC 3101	\$555,000	10-Sep-23
701/118 HIGH STREET SOUTH KEW VIC 3101	\$550,000	06-Sep-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.~~

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7/45 DISRAELI STREET KEW VIC 3101

Sold Price **\$580,000** Sold Date **24-May-23**

2 1 2

Distance **0km**



106/39 EARL STREET KEW VIC 3101

Sold Price **\$555,000** Sold Date **10-Sep-23**

2 1 1

Distance **0.66km**



701/118 HIGH STREET SOUTH KEW VIC 3101

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **06-Sep-23**

2 2 1

Distance **1.17km**

RS = Recent sale UN = Undisclosed Sale

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