

# 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 Union 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 \$1,600,000

&

\$1,700,000

### Median sale price

Median price \$2,815,500

Property Type House

Suburb Kew

Period - From 17/11/2022

to

16/11/2023

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	23 William St HAWTHORN 3122	\$1,710,000	23/08/2023
2	12 Sercombe Gr HAWTHORN 3122	\$1,540,000	07/10/2023
3			

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:

17/11/2023 10:58



**Rooms:** 4

**Property Type:** House (Res)

Agent Comments

## Comparable Properties



**23 William St HAWTHORN 3122 (REI/VG)**

Agent Comments



**Price:** \$1,710,000

**Method:** Sold Before Auction

**Date:** 23/08/2023

**Property Type:** House (Res)

**Land Size:** 280 sqm approx



**12 Sercombe Gr HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$1,540,000

**Method:** Auction Sale

**Date:** 07/10/2023

**Property Type:** House (Res)

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.