

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

G05/39 EARL 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

\$620,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2022

to

31 Oct 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

601/101 PARKVIEW ROAD ALPHINGTON VIC 3078	\$655,000	14-Nov-23
106/369 HIGH STREET KEW VIC 3101	\$900,000	30-Jun-23
203/4 WILLSMERE ROAD KEW VIC 3101	\$840,000	27-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.~~

This Statement of Information was prepared on: 29 November 2023



**601/101 PARKVIEW ROAD
ALPHINGTON VIC 3078**

2 2 1

Sold Price ^{RS} **\$655,000** Sold Date **14-Nov-23**

Distance **1.71km**



**106/369 HIGH STREET KEW VIC
3101**

2 2 1

Sold Price **\$900,000** Sold Date **30-Jun-23**

Distance **0.9km**



**203/4 WILLSMERE ROAD KEW VIC
3101**

2 2 -

Sold Price ^{RS} **\$840,000** ^{UN} Sold Date **27-Sep-23**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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