

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

8/54 SACKVILLE 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

\$1,660,000

&

\$1,760,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Kew

Period-from

01 Dec 2021

to

30 Nov 2022

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

2/32 DEEPPDENE ROAD DEEPPDENE VIC 3103	\$1,705,000	29-Oct-22
31 NICHOLSON STREET BALWYN NORTH VIC 3104	\$1,710,000	25-Nov-22
11 CORSEWALL CLOSE HAWTHORN VIC 3122	\$1,775,000	18-Jun-22

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: 08 December 2022



**2/32 DEEPDENE ROAD DEEPDENE
VIC 3103**

 3  2  2

Sold Price ^{RS} **\$1,705,000** ^{UN} Sold Date **29-Oct-22**

Distance **0.83km**



**31 NICHOLSON STREET BALWYN
NORTH VIC 3104**

 3  2  2

Sold Price ^{RS} **\$1,710,000** ^{UN} Sold Date **25-Nov-22**

Distance **1.99km**



**11 CORSEWALL CLOSE
HAWTHORN VIC 3122**

 2  1  2

Sold Price **\$1,775,000** Sold Date **18-Jun-22**

Distance **0.78km**

RS = Recent sale **UN** = Undisclosed Sale

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