

## 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

805/118-120 HIGH 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$328,000

&

\$358,000

### 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

316/4 ACACIA PLACE ABBOTSFORD VIC 3067	\$350,000	07-Jun-23
614/6 ACACIA PLACE ABBOTSFORD VIC 3067	\$350,000	21-Mar-23
306/8-30 BURNLEY STREET RICHMOND VIC 3121	\$359,000	14-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: 10 November 2023

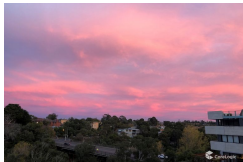
Michael SHE  
P 03 98262296  
M 0424360828  
E michael@antonrealestate.com.au

**316/4 ACACIA PLACE  
ABBOTSFORD VIC 3067**

1 1 1

Sold Price **\$350,000** Sold Date **07-Jun-23**

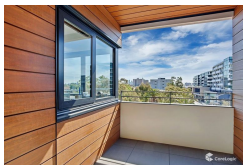
Distance **1.31km**

**614/6 ACACIA PLACE  
ABBOTSFORD VIC 3067**

1 1 1

Sold Price Sold Date **21-Mar-23**

Distance **1.31km**

**306/8-30 BURNLEY STREET  
RICHMOND VIC 3121**

1 1 1

Sold Price <sup>RS</sup> **\$359,000** Sold Date **14-Sep-23**

Distance **1.71km**

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

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