

## 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

5/6 DENMARK 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

\$2,700,000

&

\$2,900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

Unit

Suburb

Kew

Period-from

01 Jun 2023

to

31 May 2024

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 MORETON CLOSE KEW VIC 3101	\$2,650,000	04-Apr-24
8 OAK CLOSE KEW VIC 3101	\$2,600,000	19-Oct-23
18 ERICA STREET CANTERBURY VIC 3126	\$2,910,000	08-Nov-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.~~

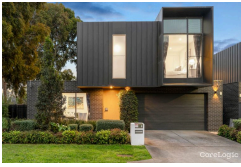
This Statement of Information was prepared on: 21 June 2024



**2 MORETON CLOSE KEW VIC 3101** Sold Price **\$2,650,000** Sold Date **04-Apr-24**

 5  4  2

Distance **1.98km**



**8 OAK CLOSE KEW VIC 3101** Sold Price **\$2,600,000** Sold Date **19-Oct-23**

 5  4  2

Distance **2.11km**



**18 ERICA STREET CANTERBURY VIC 3126** Sold Price **\$2,910,000** Sold Date **08-Nov-23**

 5  4  2

Distance **4.45km**

RS = Recent sale      UN = Undisclosed Sale

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