

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

4/11 Clyde Street, Kew East Vic 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$570,000 & \$610,000

Median sale price

Median price \$676,333 Property Type Unit Suburb Kew East

Period - From 06/01/2024 to 05/01/2025 Source Property Data

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	107/59 Earl St KEW 3101	\$572,000	19/12/2024
2	5/912 Glenferrie Rd KEW 3101	\$573,000	20/11/2024
3	2/78 Walpole St KEW 3101	\$596,000	20/07/2024

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:

06/01/2025 17:20

4/11 Clyde Street, Kew East Vic 3102



Property Type:
Agent Comments

Indicative Selling Price
\$570,000 - \$610,000
Median Unit Price
06/01/2024 - 05/01/2025: \$676,333

Comparable Properties



107/59 Earl St KEW 3101 (REI)

[Agent Comments](#)



Price: \$572,000
Method: Private Sale
Date: 19/12/2024
Property Type: Apartment



5/912 Glenferrie Rd KEW 3101 (REI/VG)

[Agent Comments](#)



Price: \$573,000
Method: Private Sale
Date: 20/11/2024
Property Type: Apartment



2/78 Walpole St KEW 3101 (REI/VG)

[Agent Comments](#)



Price: \$596,000
Method: Auction Sale
Date: 20/07/2024
Property Type: Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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