# KAY&BURTON

Sam Wilkinson 03 9820 8005 0400 169 148

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### Statement of Information

## Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

REIV

Source

#### Property offered for sale

Address Including suburb and postcode

46 Walpole Street, Kew Vic 3101

#### Indicative selling price

Period - From 01/01/2018

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

Range betweer	\$3,100,000		&	\$3,400,000					
Median sale price									
Median price	\$2,710,000	House	х	Unit	Suburb	Kew			

#### Comparable property sales (\*Delete A or B below as applicable)

to

31/03/2018

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.

Add	dress of comparable property	Price	Date of sale
1	25 Barrington Av KEW 3101	\$3,621,000	17/03/2018
2	18 Miller Gr KEW 3101	\$3,375,000	28/04/2018
3	25 Kent St KEW 3101	\$3,230,000	16/06/2018

#### 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.

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## propertydata





Rooms: Property Type: House Land Size: 665 sqm approx Agent Comments

2 2

**6** 2

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Indicative Selling Price \$3,100,000 - \$3,400,000 Median House Price March quarter 2018: \$2,710,000

### **Comparable Properties**



Price: \$3,621,000 Method: Auction Sale Date: 17/03/2018 Rooms: -Property Type: House (Res) Land Size: 737 sqm approx

18 Miller Gr KEW 3101 (REI)

3

4

25 Barrington Av KEW 3101 (REI)

Agent Comments



Price: \$3,375,000 Method: Auction Sale Date: 28/04/2018 Rooms: 8 Property Type: House (Res)



25 Kent St KEW 3101 (REI)

Land Size: 710 sqm approx



Price: \$3,230,000 Method: Auction Sale Date: 16/06/2018 Rooms: 8 Property Type: House (Res) Land Size: 850 sqm approx Agent Comments

Agent Comments

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