

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	46 Walpole Street, Kew Vic 3101
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Indicative selling price

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

Range between	\$3,100,000	&	\$3,400,000
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Median sale price

Median price	\$2,710,000	House	X	Unit		Suburb	Kew
Period - From	01/01/2018	to	31/03/2018	Source	REIV		

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	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.



 4  2  3

Rooms:

Property Type: House

Land Size: 665 sqm approx

Agent Comments

Indicative Selling Price

\$3,100,000 - \$3,400,000

Median House Price

March quarter 2018: \$2,710,000

Comparable Properties



25 Barrington Av KEW 3101 (REI)

Agent Comments

 4  3  2

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)

Agent Comments

 4  3  2

Price: \$3,375,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 8

Property Type: House (Res)

Land Size: 710 sqm approx



25 Kent St KEW 3101 (REI)

Agent Comments

 5  3  3

Price: \$3,230,000

Method: Auction Sale

Date: 16/06/2018

Rooms: 8

Property Type: House (Res)

Land Size: 850 sqm approx