

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

96 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$5,000,000 & \$5,500,000

Median sale price

Median price \$2,410,000 Property Type House Suburb Kew

Period - From 01/01/2022 to 31/03/2022 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	1 Lytton St KEW 3101	\$5,621,000	17/02/2022
2	100 Walpole St KEW 3101	\$5,300,000	26/10/2021
3	17 Holroyd St KEW 3101	\$5,200,000	17/11/2021

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:

26/04/2022 12:18



4 2 5

Rooms: gym, rumpus
Property Type: House
Land Size: 1007 sqm approx

Agent Comments

double garage plus additional off street parking, pool/spa

Indicative Selling Price

\$5,000,000 - \$5,500,000

Median House Price

March quarter 2022: \$2,410,000

Comparable Properties



1 Lytton St KEW 3101 (REI)

4 3 4

Agent Comments

Price: \$5,621,000

Method: Auction Sale

Date: 17/02/2022

Property Type: House

Land Size: 1049 sqm approx



100 Walpole St KEW 3101 (REI/VG)

4 3 4

Agent Comments

Price: \$5,300,000

Method: Sold Before Auction

Date: 26/10/2021

Property Type: House (Res)

Land Size: 1160 sqm approx



17 Holroyd St KEW 3101 (REI/VG)

4 3 4

Agent Comments

Price: \$5,200,000

Method: Private Sale

Date: 17/11/2021

Property Type: House

Land Size: 619 sqm approx