

## 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

106/41 WALPOLE 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

\$425,000

&

\$450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$905,000

Property type

Unit

Suburb

Kew

Period-from

01 Nov 2021

to

31 Oct 2022

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

105/77 HIGH STREET SOUTH KEW VIC 3101	\$420,000	07-Jul-22
2/183-185 BROUGHAM STREET KEW VIC 3101	\$456,000	21-Jun-22
4/183-185 BROUGHAM STREET KEW VIC 3101	\$455,000	29-Jul-22

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.~~

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**105/77 HIGH STREET SOUTH KEW  
VIC 3101**

1 1 1

Sold Price **\$420,000** Sold Date **07-Jul-22**

Distance **0.69km**



**2/183-185 BROUGHAM STREET  
KEW VIC 3101**

1 1 1

Sold Price **\$456,000** Sold Date **21-Jun-22**

Distance **0.74km**



**4/183-185 BROUGHAM STREET  
KEW VIC 3101**

1 1 1

Sold Price <sup>RS</sup> **\$455,000** <sup>UN</sup> Sold Date **29-Jul-22**

Distance **0.74km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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