

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

4/36 Duke Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

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	4/121 Walpole St KEW 3101	\$1,400,000	18/11/2021
2	131 Brougham St KEW 3101	\$1,395,000	27/11/2021
3			

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:

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Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000
Median House Price
March quarter 2022: \$2,410,000

Comparable Properties



4/121 Walpole St KEW 3101 (VG)

Agent Comments



Price: \$1,400,000
Method: Sale
Date: 18/11/2021
Property Type: Flat/Unit/Apartment (Res)



131 Brougham St KEW 3101 (RE/VG)

Agent Comments



Price: \$1,395,000
Method: Auction Sale
Date: 27/11/2021
Property Type: House (Res)
Land Size: 246 sqm approx

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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