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	con	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		8		\$1,400,000			
Median sale p	rice							
Median price	\$2,410,000	Pro	Property Type		House		Suburb	Kew
Period - From	01/01/2022	to	31/03/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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:

21/04/2022 12:36









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)

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

Agent Comments



131 Brougham St KEW 3101 (REI/VG)

1 3 **1 2**

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.

Account - O'Brien Real Estate Vermont | P: 03 9087 1087





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