

# 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 4/104-106 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)

Single price \$1,185,000

### Median sale price

Median price \$825,000

Property type Unit

Suburb Kew

Period - From 01/01/2020

to

31/03/2020

Source REIV

### Comparable property sales

**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 3/17 Pakington St KEW 3101	\$1,250,000	18/03/2020
2 60 Grandview Tce KEW 3101	\$1,180,000	22/02/2020
3 5/23 Walpole St KEW 3101	\$1,141,000	24/03/2020

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: 03/08/2020