

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

14/39 WALPOLE STREET KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$410,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

Unit

Suburb

Kew

Period-from

01 Jul 2022

to

30 Jun 2023

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

G04/191 BARKERS ROAD KEW VIC 3101	\$420,000	22-Feb-23
9/58-62 MARY STREET KEW VIC 3101	\$386,000	09-Jun-23
216/862 GLENFERRIE ROAD HAWTHORN VIC 3122	\$430,000	10-Jan-23

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.~~

This Statement of Information was prepared on: 07 July 2023



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G04/191 BARKERS ROAD KEW VIC 3101 Sold Price **\$420,000** Sold Date **22-Feb-23**

1 1 1

Distance **1.2km**



9/58-62 MARY STREET KEW VIC 3101 Sold Price ^{RS} **\$386,000** ^{UN} Sold Date **09-Jun-23**

1 1 1

Distance **0.65km**



216/862 GLENFERRIE ROAD HAWTHORN VIC 3122 Sold Price **\$430,000** Sold Date **10-Jan-23**

1 1 1

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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