## 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	<del>or range</del> <del>between</del>		&	
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$839,000	Prop	erty type	type Unit		Suburb	Kew
Period-from	01 Jul 2022	to	30 Jun 2	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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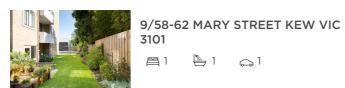
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GO4/191 BARKERS ROAD KEW VIC Sold Price 3101

\$420,000 Sold Date 22-Feb-23

1.2km Distance



\$ 1

\$386,000 UN Sold Date 09-Jun-23

Distance 0.65km



216/862 GLENFERRIE ROAD

Sold Price

Sold Price

\$430,000 Sold Date 10-Jan-23

Distance

1.39km

**HAWTHORN VIC 3122** 

₾ 1

**RS** = Recent sale

UN = Undisclosed Sale

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