

# 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

103/4 Willsmere Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$620,000

&

\$680,000

### Median sale price

Median price \$838,250

Property Type Unit

Suburb Kew

Period - From 01/10/2021

to 31/12/2021

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 | 8/46 Disraeli St KEW 3101      | \$668,000 | 08/11/2021   |
| 2 | 5/231 Cotham Rd KEW 3101       | \$651,000 | 24/02/2022   |
| 3 | 110/136 Princess St KEW 3101   | \$645,000 | 27/12/2021   |

**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:

28/02/2022 16:58



2 2 1

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$620,000 - \$680,000

**Median Unit Price**

December quarter 2021: \$838,250

## Comparable Properties



**8/46 Disraeli St KEW 3101 (REI/VG)**

Agent Comments

2 1 1

**Price:** \$668,000

**Method:** Sold Before Auction

**Date:** 08/11/2021

**Property Type:** Apartment



**5/231 Cotham Rd KEW 3101 (REI)**

Agent Comments

2 1 1

**Price:** \$651,000

**Method:** Auction Sale

**Date:** 24/02/2022

**Rooms:** 3

**Property Type:** Apartment



**110/136 Princess St KEW 3101 (REI/VG)**

Agent Comments

2 2 1

**Price:** \$645,000

**Method:** Private Sale

**Date:** 27/12/2021

**Property Type:** Apartment