Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address	103/4 Willsmere Road, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$620,000	&	\$680,000
Range between	\$620,000	&	\$680,000

Median sale price

Median price	\$838,250	Pro	perty Type	Jnit		Suburb	Kew
Period - From	01/10/2021	to	31/12/2021	s	ource	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

Aut	areas or comparable property	1 1100	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



Date of sale









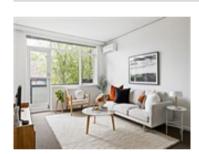


Property Type: Strata Unit/Flat

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)





Price: \$668,000

Method: Sold Before Auction

Date: 08/11/2021

Property Type: Apartment

Agent Comments



5/231 Cotham Rd KEW 3101 (REI)

-2







Price: \$651,000 Method: Auction Sale Date: 24/02/2022

Rooms: 3

Property Type: Apartment

Agent Comments



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







Price: \$645.000 Method: Private Sale Date: 27/12/2021

Property Type: Apartment

Agent Comments

Account - The Agency Boroondara | P: 03 8578 0399



