

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

6/108 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price*

Median price \$898,250 Property Type House Suburb Kew

Period - From 06/12/2021 to 06/03/2022 Source realestate.com.au

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	2/107 Walpole St KEW 3101	\$960,000	16/10/2021
2	2/20 Spruzen Av KEW EAST 3102	\$830,000	04/10/2021
3	7/7 College Pde KEW 3101	\$810,000	05/03/2022

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:

06/03/2022 15:20



3
 1
 1

Rooms: 5
Property Type: Apartment
Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median House Price *

06/12/2021 - 06/03/2022: \$898,250

* Agent calculated median

Comparable Properties



2/107 Walpole St KEW 3101 (REI/VG)

Agent Comments

3
 1
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Price: \$960,000
Method: Auction Sale
Date: 16/10/2021
Property Type: Unit



2/20 Spruzen Av KEW EAST 3102 (REI)

Agent Comments

3
 1
 1

Price: \$830,000
Method: Private Sale
Date: 04/10/2021
Property Type: Unit



7/7 College Pde KEW 3101 (REI)

Agent Comments

3
 1
 1

Price: \$810,000
Method: Auction Sale
Date: 05/03/2022
Property Type: Unit

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