Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address Including suburb and	6/108 Walpole Street, Kew Vic 3101
postcode	

Indicative selling price

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

Range between	\$780,000	&	\$850,000
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Median sale price*

Median price	\$898,250	Pro	perty Type Ho	ouse		Suburb	Kew
Period - From	06/12/2021	to	06/03/2022	So	urce	realesta	te.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

Add	dress 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 comparableproperties 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



RT Edgar



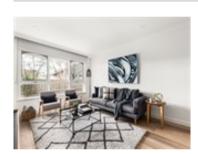


Rooms: 5

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)





Price: \$960,000 Method: Auction Sale Date: 16/10/2021

Property Type: Unit

Agent Comments



2/20 Spruzen Av KEW EAST 3102 (REI)





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

Agent Comments



7/7 College Pde KEW 3101 (REI)



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

Agent Comments

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