

## 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

105/41 WALPOLE STREET KEW VIC 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$815,000

Property type

Unit

Suburb

Kew

Period-from

01 Feb 2023

to

31 Jan 2024

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

203/48 PAKINGTON STREET KEW VIC 3101	\$604,000	24-Oct-23
101/36 LYNCH STREET HAWTHORN VIC 3122	\$612,000	25-Oct-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: 27 February 2024

**203/48 PAKINGTON STREET KEW  
VIC 3101**

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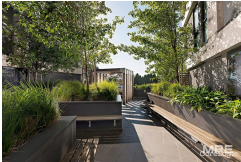
Sold Price

**\$604,000**

Sold Date

**24-Oct-23**

Distance

**0.4km****101/36 LYNCH STREET  
HAWTHORN VIC 3122**

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Sold Price

**\$612,000**

Sold Date

**25-Oct-23**

Distance

**1.99km**

RS = Recent sale

UN = Undisclosed Sale

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