

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

105/4 Willsmere Road, Kew Vic 3101

Indicative selling price

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

Range between \$790,000

&

\$860,000

Median sale price

Median price \$855,000

Property Type Unit

Suburb Kew

Period - From 01/01/2021

to 31/03/2021

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	7/136 Princess St KEW 3101	\$843,000	17/04/2021
2	104/4 Willsmere Rd KEW 3101	\$855,000	27/03/2021
3	157 Wiltshire Dr KEW 3101	\$846,500	19/03/2021

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:

28/06/2021 11:12

 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$790,000 - \$860,000

Median Unit Price

March quarter 2021: \$855,000

Comparable Properties



7/136 Princess St KEW 3101 (REI)

Agent Comments

 2  2  1

Price: \$843,000

Method: Auction Sale

Date: 17/04/2021

Property Type: Apartment



104/4 Willsmere Rd KEW 3101 (REI/VG)

Agent Comments

 2  2  1

Price: \$855,000

Method: Auction Sale

Date: 27/03/2021

Property Type: Apartment



157 Wiltshire Dr KEW 3101 (VG)

Agent Comments

 2  -  -

Price: \$846,500

Method: Sale

Date: 19/03/2021

Property Type: Flat/Unit/Apartment (Res)