## 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

11/39 Walpole Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ting		
Range betweer	\$380,000		&		\$418,000			
Median sale pr	rice							
Median price	\$696,000	Pro	operty Type	Unit			Suburb	Kew
Period - From	25/09/2023	to	24/09/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9/67 Denham St HAWTHORN 3122	\$395,000	31/08/2024
2	7/21 Elphin Gr HAWTHORN 3122	\$380,000	26/08/2024
3	8/87 Denham St HAWTHORN 3122	\$427,500	25/06/2024

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:

25/09/2024 11:51









**Property Type:** Apartment Agent Comments

Walter Summons 03 9509 0411 0438 576 233 walter.summons@belleproperty.com

> Indicative Selling Price \$380,000 - \$418,000 Median Unit Price 25/09/2023 - 24/09/2024: \$696,000

# **Comparable Properties**



9/67 Denham St HAWTHORN 3122 (REI)



Price: \$395,000 Method: Private Sale Date: 31/08/2024 Property Type: Apartment Agent Comments



7/21 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments



Price: \$380,000 Method: Private Sale Date: 26/08/2024 Property Type: Apartment

8/87 Denham St HAWTHORN 3122 (REI/VG)



Agent Comments



Price: \$427,500 Method: Private Sale Date: 25/06/2024 Property Type: Unit

Account - Belle Property Armadale | P: 03 9509 0411 | F: 9500 9525





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