

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 consumer.vic.gov.au/underquoting

Range between \$380,000 & \$418,000

Median sale price

Median price \$696,000 Property Type Unit Suburb Kew

Period - From 25/09/2023 to 24/09/2024 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	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

Comparable Properties



9/67 Denham St HAWTHORN 3122 (REI)

Agent Comments



Price: \$395,000

Method: Private Sale

Date: 31/08/2024

Property Type: Apartment



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