

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

2/121 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$836,750

Property Type Unit

Suburb Kew

Period - From 01/04/2021

to 31/03/2022

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	4/36 Duke St KEW 3101	\$1,340,000	01/05/2022
2	16/912 Glenferrie Rd KEW 3101	\$1,315,000	04/12/2021
3	2/67 Earl St KEW 3101	\$1,212,000	02/03/2022

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:

19/05/2022 09:36

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Unit Price

Year ending March 2022: \$836,750



 3  2  2

Property Type: Townhouse

Agent Comments

Comparable Properties



4/36 Duke St KEW 3101 (REI)

Agent Comments

 3  2  2

Price: \$1,340,000

Method: Sold After Auction

Date: 01/05/2022

Property Type: Townhouse (Single)



16/912 Glenferrie Rd KEW 3101 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,315,000

Method: Auction Sale

Date: 04/12/2021

Property Type: Apartment



2/67 Earl St KEW 3101 (REI)

Agent Comments

 3  2  2

Price: \$1,212,000

Method: Sold Before Auction

Date: 02/03/2022

Property Type: Townhouse (Res)