

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



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



Price: \$843,000
Method: Auction Sale
Date: 17/04/2021
Property Type: Apartment



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

Agent Comments



Price: \$855,000
Method: Auction Sale
Date: 27/03/2021
Property Type: Apartment



157 Wiltshire Dr KEW 3101 (VG)

Agent Comments



Price: \$846,500
Method: Sale
Date: 19/03/2021
Property Type: Flat/Unit/Apartment (Res)