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

1/78 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between | $575,000 | & | $625,000

Median sale price

| Median price | $825,000 | Property Type | Unit | Suburb | Kew |

| Period - From | 01/01/2020 | to | 31/03/2020 | 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	10/56 Princess St KEW 3101	$620,000	01/02/2020
2	7/60-62 Harp Rd KEW 3101	$605,000	24/12/2019
3	6/20 Rossfield Av KEW 3101	$575,000	17/04/2020

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: | 16/06/2020 11:56

CONSUMER AFFAIRS VICTORIA

WILSON®

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Indicative Selling Price
$575,000 - $625,000
Median Unit Price
March quarter 2020: $825,000

🛏 0   🛁 1   🚗 0

Property Type: Flat
Land Size: 1030.448 sqm approx

Agent Comments

Comparable Properties

10/56 Princess St KEW 3101 (REI/VG)

🛏 2   🛁 1   🚗 1

Price: $620,000
Method: Private Sale
Date: 01/02/2020
Property Type: Apartment

Agent Comments

7/60-62 Harp Rd KEW 3101 (VG)

🛏 2   🛁 -   🚗 -

Price: $605,000
Method: Sale
Date: 24/12/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

6/20 Rossfield Av KEW 3101 (REI)

🛏 2   🛁 1   🚗 1

Price: $575,000
Method: Private Sale
Date: 17/04/2020
Property Type: Apartment

Agent Comments

REIV   **propertydata**.com.au