

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

2/108 Walpole Street, Kew Vic 3101

Indicative selling price

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

Single price

\$629,500

Median sale price

Median price

\$820,000

Property Type

Unit

Suburb

Kew

Period - From

01/01/2020

to

31/12/2020

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	118/862 Glenferrie Rd HAWTHORN 3122	\$635,000	17/03/2021
2	10/78 Walpole St KEW 3101	\$630,000	19/12/2020
3	1/48 Derby St KEW 3101	\$622,000	20/11/2020

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:

22/03/2021 09:58



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$629,500

Median Unit Price

Year ending December 2020: \$820,000

Comparable Properties



118/862 Glenferrie Rd HAWTHORN 3122 (REI) Agent Comments

2 2 1

Price: \$635,000

Method: Sold Before Auction

Date: 17/03/2021

Property Type: Apartment



10/78 Walpole St KEW 3101 (REI/VG) Agent Comments

2 1 1

Price: \$630,000

Method: Auction Sale

Date: 19/12/2020

Property Type: Apartment



1/48 Derby St KEW 3101 (REI/VG) Agent Comments

2 1 1

Price: \$622,000

Method: Sold Before Auction

Date: 20/11/2020

Property Type: Apartment