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	4/79 Walpole Street, Kew Vic 3101

Indicative selling price

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

Range between $600,000 & $660,000

Median sale price

Median price $806,000 Property Type Unit Suburb Kew

Period - From 01/04/2022 to 30/06/2022 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	3/11-13 Oshaughnessy St, Kew, Vic 3101, Australia	$615,000	28/05/2022
2	5/11 Davis St KEW 3101	$658,000	28/05/2022
3	3/14 Mary St KEW 3101	$625,000	18/06/2022

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: 01/08/2022 11:21

4/79 Walpole Street, Kew Vic 3101

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2 1 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$600,000 - $660,000
Median Unit Price
June quarter 2022: $806,000

Comparable Properties

3/11-13 Oshaughnessy St, Kew, Vic 3101, Australia (REI)

2 1 1

Price: $615,000
Method:
Date: 28/05/2022
Property Type: Apartment

Agent Comments



5/11 Davis St KEW 3101 (REI)

2 1 1

Price: $658,000
Method: Auction Sale
Date: 28/05/2022
Property Type: Unit

Agent Comments



3/14 Mary St KEW 3101 (REI)

2 1 1

Price: $625,000
Method: Auction Sale
Date: 18/06/2022
Property Type: Unit

Agent Comments

Account - RT Edgar | P: 03 9826 1000

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