

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

12 Walmer Street, Kew Vic 3101

Indicative selling price

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

Range between \$4,500,000

&

\$4,950,000

Median sale price

Median price \$2,875,000

Property Type House

Suburb Kew

Period - From 01/04/2023

to 31/03/2024

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	5 Redmond St KEW 3101	\$4,750,000	20/04/2024
2	23 Wills St KEW 3101	\$4,395,000	23/03/2024
3			

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:

20/06/2024 21:47

12 Walmer Street, Kew Vic 3101

**Jellis
Craig**

Lloyd Lawton
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Indicative Selling Price

\$4,500,000 - \$4,950,000

Median House Price

Year ending March 2024: \$2,875,000



5 3 2

Property Type: House

Land Size: 1038 sqm approx

Agent Comments

Comparable Properties



5 Redmond St KEW 3101 (REI/VG)

Agent Comments

5 4 2

Price: \$4,750,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 728 sqm approx



23 Wills St KEW 3101 (REI)

Agent Comments

4 2 4

Price: \$4,395,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 951 sqm approx

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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