



**Rooms:** 4

**Property Type:** Apartment

**Land Size:** 69 sqm approx

Agent Comments

## Comparable Properties



**G03/307 Barkers Rd KEW 3101 (VG)**

Agent Comments



**Price:** \$680,500

**Method:** Sale

**Date:** 14/01/2019

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)

**G03/11-13 Peel St KEW 3101 (VG)**

Agent Comments



**Price:** \$647,000

**Method:** Sale

**Date:** 05/11/2018

**Rooms:** -

**Property Type:** Flat/Unit/Apartment (Res)



**G04/121 Barkers Rd KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$640,000

**Method:** Private Sale

**Date:** 29/10/2018

**Rooms:** 5

**Property Type:** Apartment

## 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

102/41 Walpole Street, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$600,000

&

\$650,000

#### Median sale price

Median price \$830,250

House

Unit

X

Suburb

Kew

Period - From

01/10/2018

to

31/12/2018

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	G03/307 Barkers Rd KEW 3101	\$680,500	14/01/2019
2	G03/11-13 Peel St KEW 3101	\$647,000	05/11/2018
3	G04/121 Barkers Rd KEW 3101	\$640,000	29/10/2018

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.