### 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

2/36 Walpole Street, Kew Vic 3101

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$860,000		&		\$910,000			
Median sale p	rice							
Median price	\$2,980,000	Pro	operty Type	Hou	se		Suburb	Kew
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	4/36 Walpole St KEW 3101	\$1,020,000	18/05/2024
2	2/9 Asquith St KEW 3101	\$906,000	22/05/2024
3	2/283 Barkers Rd KEW 3101	\$885,000	09/03/2024

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:

18/06/2024 16:07



# Nelson Alexander



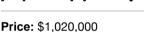


Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$860,000 - \$910,000 Median House Price March quarter 2024: \$2,980,000

## **Comparable Properties**



4/36 Walpole St KEW 3101 (REI)



Method: Auction Sale Date: 18/05/2024 Property Type: Unit

2

Agent Comments



Price: \$906,000 Method: Sold Before Auction Date: 22/05/2024 Property Type: Unit

Land Size: 246 sqm approx

2/9 Asquith St KEW 3101 (REI)

2/283 Barkers Rd KEW 3101 (REI/VG)



Agent Comments

Agent Comments

Price: \$885,000 Method: Auction Sale Date: 09/03/2024 Property Type: Unit

#### Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408





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