

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

1/142 Princess Street, Kew Vic 3101

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price \$2,305,000

Property Type House

Suburb Kew

Period - From 01/07/2019

to 30/06/2020

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	1/69 Walpole St KEW 3101	\$1,695,500	23/05/2020
2	5/40 Walpole St KEW 3101	\$1,590,000	21/07/2020
3	2/109 Barkers Rd KEW 3101	\$1,570,000	19/05/2020

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:

06/10/2020 10:29

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Indicative Selling Price

\$1,500,000

Median House Price

Year ending June 2020: \$2,305,000



4 3 2

Property Type: Townhouse

Agent Comments

Comparable Properties



1/69 Walpole St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,695,500

Method: Auction Sale

Date: 23/05/2020

Property Type: House (Res)



5/40 Walpole St KEW 3101 (REI/VG)

Agent Comments

4 2 2

Price: \$1,590,000

Method: Private Sale

Date: 21/07/2020

Property Type: Townhouse (Res)

Land Size: 1190 sqm approx



2/109 Barkers Rd KEW 3101 (REI/VG)

Agent Comments

3 3 2

Price: \$1,570,000

Method: Private Sale

Date: 19/05/2020

Property Type: House