





Rooms: 6 Property Type: Townhouse Agent Comments Greg Toogood 03 9810 5000 0418 385 440 gregtoogood@jelliscraig.com.au

Indicative Selling Price \$1,275,000 - \$1,375,000 Median House Price Year ending March 2019: \$2,055,000

## **Comparable Properties**



1/21 Davis St KEW 3101 (REI)



Price: \$1,385,000 Method: Auction Sale Date: 25/05/2019 Property Type: House (Res) Agent Comments



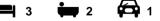
4/6 Fenwick St KEW 3101 (REI/VG)



Price: \$1,250,000 Method: Sold Before Auction Date: 29/03/2019 Property Type: Townhouse (Res) Land Size: 171 sqm approx



19 James Av KEW 3101 (REI)

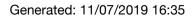


Price: \$1,235,000 Method: Auction Sale Date: 01/06/2019 Property Type: Townhouse (Res) Agent Comments

Agent Comments

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

propertydata



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





### 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

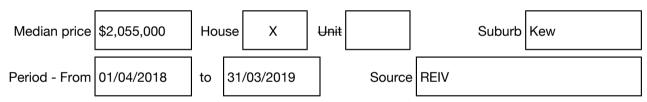
ess 2/51 Cobden Street, Kew Vic 3101 nd de

#### Indicative selling price

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

 Range between
 \$1,275,000
 &
 \$1,375,000

#### Median sale price



#### 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	1/21 Davis St KEW 3101	\$1,385,000	25/05/2019
2	4/6 Fenwick St KEW 3101	\$1,250,000	29/03/2019
3	19 James Av KEW 3101	\$1,235,000	01/06/2019

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.

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