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Indicative Selling Price \$2,800,000 - \$3,000,000 **Median House Price** Year ending December 2018: \$2,300,000



Rooms: 8

Property Type: House Land Size: 827 sqm approx

Agent Comments

Comparable Properties



52 Clyde St KEW EAST 3102 (REI)





Price: \$2,900,000 Method: Auction Sale Date: 02/03/2019

Rooms: -

Property Type: House (Res) Land Size: 764 sqm approx

Agent Comments



196 Cotham Rd KEW 3101 (REI)

=3





Price: \$2,852,750 Method: Private Sale Date: 25/02/2019

Rooms: -

Property Type: House (Res) Land Size: 1074 sqm approx Agent Comments



8 Stirling St KEW 3101 (REI)





Price: \$2,800,000 Method: Auction Sale Date: 17/11/2018

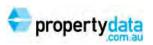
Rooms: -

Property Type: House (Res) Land Size: 711 sqm approx

Agent Comments

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Statement of Information

located in the Melbourne metropolitan

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

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Property offered for sale									
Including subur	55 Argy cand code	55 Argyle Road, Kew Vic 3101							
Indicative selling price									
For the meaning of this price see consumer.vic.gov.au/underquoting									
Range between	\$2,800,000	0,000		\$3,000,000					
Median sale price									
Median price \$	2,300,000	House	Χ	Jnit	Suburb				
Period - From 0	1/01/2018	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.

Add	dress of comparable property	Price	Date of sale
1	52 Clyde St KEW EAST 3102	\$2,900,000	02/03/2019
2	196 Cotham Rd KEW 3101	\$2,852,750	25/02/2019
3	8 Stirling St KEW 3101	\$2,800,000	17/11/2018

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.

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