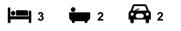
40 Vaughan Crescent, Kew Vic 3101





Rooms: 6 Property Type: House Land Size: 402 sqm approx Agent Comments Chris Daly 03 9810 5037 0432 056 911 chrisdaly@jelliscraig.com.au

Indicative Selling Price \$1,150,000 - \$1,265,000 Median House Price Year ending March 2019: \$2,055,000

Comparable Properties

146 Peel St KEW 3101 (REI)Image: 3Image: 2Price: \$1,320,000Method: Auction SaleDate: 25/05/2019Rooms: -Property Type: House (Res)Land Size: 334 sqm approx	Agent Comments
30 Hutchinson Dr KEW 3101 (REI) 3 2 2 2 Price: \$1,270,000 Method: Sold Before Auction Date: 27/03/2019 Rooms: - Property Type: House (Res) Land Size: 443 sqm approx	Agent Comments
4/6 Fenwick St KEW 3101 (REI) → 3 → 2 → 2 Price: \$1,250,000 Method: Sold Before Auction Date: 29/03/2019 Rooms: - Property Type: Townhouse (Res) Land Size: 171 sqm approx	Agent Comments

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REIV 🗧 🗧 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

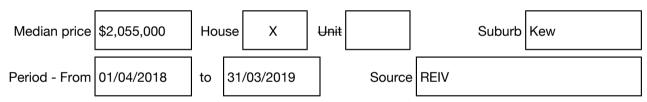
ss 40 Vaughan Crescent, Kew Vic 3101 nd de

Indicative selling price

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

 Range between
 \$1,150,000
 &
 \$1,265,000

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	146 Peel St KEW 3101	\$1,320,000	25/05/2019
2	30 Hutchinson Dr KEW 3101	\$1,270,000	27/03/2019
3	4/6 Fenwick St KEW 3101	\$1,250,000	29/03/2019

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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