





Rooms: 8 Property Type: House Land Size: 847 sqm approx Agent Comments Peter Vigano 03 9810 5000 0407 301 224 petervigano@jelliscraig.com.au

Indicative Selling Price \$3,600,000 - \$3,800,000 Median House Price Year ending December 2018: \$2,300,000

Comparable Properties

10 Moore St HAWTHORN 3122 (REI/VG) 4 2 - Price: \$4,100,000 Method: Sold Before Auction Date: 01/11/2018 Rooms: - Property Type: House (Res) Land Size: 754 sqm approx	Agent Comments
22 John St KEW 3101 (REI) 4 3 2 Price: \$3,800,000 Method: Auction Sale Date: 10/11/2018 Rooms: - Property Type: House (Res) Land Size: 836 sqm approx	Agent Comments

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.

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

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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 5 Lytton Street, Kew Vic 3101 and ode

Indicative selling price

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

Range between	\$3,600,000	&	\$3,800,000
	<i><i><i>vvvvvvvvvvvvv</i></i></i>	•	<i>vvvvvvvvvvvvvv</i>

Median sale price

Median price	\$2,300,000	Hou	ise X	Unit		Suburb	Kew
Period - From	01/01/2018	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.

Address of comparable property	Price	Date of sale
1		
2		
3		

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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propertydata

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