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

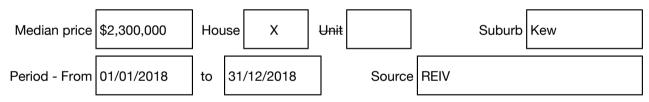
ess 5 Simpson Street, Kew Vic 3101 Ind Ide

Indicative selling price

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

 Range between
 \$1,500,000
 &
 \$1,650,000

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	49 Mary St KEW 3101	\$1,700,000	03/12/2018
2	21 First Av KEW 3101	\$1,650,000	23/02/2019
3	169 Derby St KEW 3101	\$1,580,000	23/02/2019

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.

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897

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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.





Rooms: Property Type: Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending December 2018: \$2,300,000

Comparable Properties

	49 Mary St KEW 3101 (REI)	Agent Comments
	Price: \$1,700,000 Method: Private Sale	
n	Date: 03/12/2018 Rooms: -	
	Property Type: House	
	Land Size: 581 sqm approx	
	21 First Av KEW 3101 (REI)	Agent Comments
	i 4 i 2 i 2	
	Price: \$1,650,000	
	Method: Auction Sale Date: 23/02/2019	
NO HERITAGE	Rooms: -	
OVERLAY	Property Type: House (Res)	
N MARK SA	169 Derby St KEW 3101 (REI)	Agent Comments
A State of the second		
	Price: \$1,580,000 Method: Auction Sale	
	Date: 23/02/2019	
	Rooms: - Property Type: House (Res)	
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Land Size: 697 sqm approx

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