



Rooms: 3 Property Type: Apartment Agent Comments Greg Toogood 03 9810 5000 0418 385 440 gregtoogood@jelliscraig.com.au

Indicative Selling Price \$695,000 Median Unit Price September quarter 2018: \$656,000

## **Comparable Properties**



2/93 Princess St KEW 3101 (VG)



Price: \$725,000 Method: Sale Date: 30/08/2018 Rooms: -Property Type: Flat/Unit/Apartment (Res)



105/92 Kinkora Rd HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$705,000 Method: Auction Sale Date: 30/06/2018 Rooms: 4 Property Type: Apartment



16/87-89 Denmark St KEW 3101 (REI)

**1 3 1 2 1 2** 2

Agent Comments

Agent Comments

Price: \$680,000 Method: Sold Before Auction Date: 10/10/2018

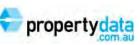
Rooms: 5 Property Type: Apartment

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

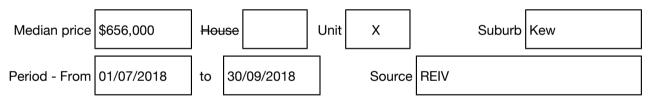
17/87-89 Denmark Street, Kew Vic 3101

#### Indicative selling price

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

Single price \$695,000

#### 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	2/93 Princess St KEW 3101	\$725,000	30/08/2018
2	105/92 Kinkora Rd HAWTHORN 3122	\$705,000	30/06/2018
3	16/87-89 Denmark St KEW 3101	\$680,000	10/10/2018

#### 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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propertydata

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