

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

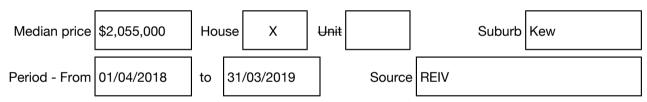
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Indicative selling price

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

 Range between
 \$1,650,000
 &
 \$1,800,000

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	14 Calvin St HAWTHORN 3122	\$1,776,000	02/03/2019
2	2 Banool Av KEW 3101	\$1,760,000	23/02/2019
3	21 Woolcock Av KEW EAST 3102	\$1,712,000	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 - Jellis Craig | P: 03 8841 4888 | F: 03 8841 4800

propertydata

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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. 19 Wellington Street, Kew Vic 3101



Frank Perri





Rooms: Property Type: House Land Size: 599 sqm approx Agent Comments 88414888 0414680483 frankperri@jelliscraig.com.au

Indicative Selling Price \$1,650,000 - \$1,800,000 Median House Price Year ending March 2019: \$2,055,000

Comparable Properties

14 Calvin St HAWTHORN 3122 (REI/VG)	Agent Comments
Price: \$1,776,000 Method: Auction Sale Date: 02/03/2019 Rooms: - Property Type: Land (Res) Land Size: 418 sqm approx	
2 Banool Av KEW 3101 (REI) 5 3 2	Agent Comments
Price: \$1,760,000 Method: Auction Sale Date: 23/02/2019 Rooms: - Property Type: House (Res)	
21 Woolcock Av KEW EAST 3102 (REI) 2	Agent Comments
Price: \$1,712,000 Method: Auction Sale Date: 23/02/2019 Rooms: - Property Type: House (Res) Land Size: 702 sqm approx	

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