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

36 Denmark Street, Kew Vic 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting							
Range between	\$1,320,000	&	\$1,452,000				
Median sale price							
Median price	\$2,055,000 Ho	ouse X Ur	hit	Suburb	Kew		
Period - From	01/04/2018 to	31/03/2019	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 sixmonths 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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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: House (Res) Land Size: 340 sqm approx Agent Comments Marty Fox 9645 9699 0438 808 859 marty@whitefoxrealestate.com.au

Indicative Selling Price \$1,320,000 - \$1,452,000 Median House Price Year ending March 2019: \$2,055,000

Comparable Properties



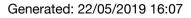
31 Pine St HAWTHORN 3122 (REI/VG)



Price: \$1,495,000 Method: Private Sale Date: 04/03/2019 Rooms: -Property Type: House Land Size: 242 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.

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