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

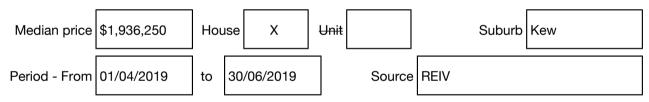
ess 80 Cobden Street, Kew Vic 3101 nd de

Indicative selling price

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

 Range between
 \$1,600,000
 &
 \$1,700,000

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	21 First Av KEW 3101	\$1,650,000	23/02/2019
2	48 Peel St KEW 3101	\$1,604,000	05/03/2019
3	4 Hartwood St KEW EAST 3102	\$1,550,000	25/05/2019

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

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.





Rooms: Property Type: House Land Size: 596.728 sqm approx Agent Comments Indicative Selling Price \$1,600,000 - \$1,700,000 Median House Price June quarter 2019: \$1,936,250

Comparable Properties

TO 24m TO 24m	21 First Av KEW 3101 (REI/VG) 2 2 2 2 Price: \$1,650,000 Method: Auction Sale Date: 23/02/2019 Rooms: - Property Type: House (Res) Land Size: 645 sqm approx	Agent Comments
	48 Peel St KEW 3101 (REI/VG) 3 2 40 1 Price: \$1,604,000 Method: Private Sale Date: 05/03/2019 Rooms: 4 Property Type: House Land Size: 565 sqm approx	Agent Comments
	4 Hartwood St KEW EAST 3102 (REI) →→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→→	Agent Comments

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