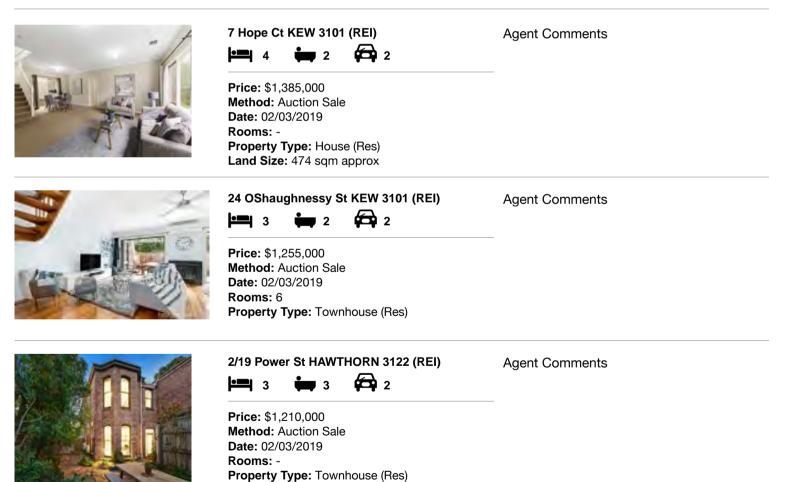


Rooms: Property Type: Townhouse Agent Comments Greg Toogood 03 9810 5000 0418 385 440 gregtoogood@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median House Price Year ending December 2018: \$2,300,000

Comparable Properties



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propertydata

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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

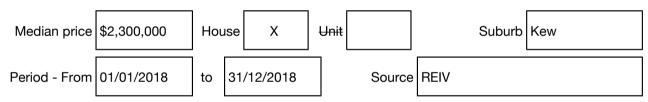
ss 3/81-85 Denmark Street, Kew Vic 3101 nd de

Indicative selling price

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

 Range between
 \$1,200,000
 &
 \$1,300,000

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	7 Hope Ct KEW 3101	\$1,385,000	02/03/2019
2	24 OShaughnessy St KEW 3101	\$1,255,000	02/03/2019
3	2/19 Power St HAWTHORN 3122	\$1,210,000	02/03/2019

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.

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