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Indicative Selling Price \$1,100,000 - \$1,200,000 **Median House Price** March quarter 2019: \$1,824,500



Rooms:

Property Type: Townhouse

(Single)

Land Size: 151 sqm approx

Agent Comments

Comparable Properties



2/8 Hamilton St KEW EAST 3102 (REI/VG)





Price: \$1,348,000 Method: Auction Sale Date: 14/11/2018

Rooms: -

Property Type: Townhouse (Res)

Agent Comments



101 Disraeli St KEW 3101 (REI/VG)





Price: \$1,260,000 Method: Auction Sale Date: 10/11/2018 Rooms: -

Property Type: House (Res) Land Size: 324 sqm approx

Agent Comments



4/8 Fenwick St KEW 3101 (REI)





Price: \$1,210,000 Method: Auction Sale Date: 16/03/2019

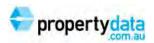
Rooms: -

Property Type: House (Res)

Agent Comments

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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.

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Statement of Information

marksalvati@jelliscraig.com.au

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sa

Address Including suburb and postcode	19 James Avenue, Kew Vic 3101
ndicative selling pric	ce

Ir

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

Range between	\$1,100,000	&	\$1,200,000

Median sale price

Median price	\$1,824,500	Hou	ise X	Unit		Suburb	Kew
Period - From	01/01/2019	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	2/8 Hamilton St KEW EAST 3102	\$1,348,000	14/11/2018
2	101 Disraeli St KEW 3101	\$1,260,000	10/11/2018
3	4/8 Fenwick St KEW 3101	\$1,210,000	16/03/2019

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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