59 Denmark Street, Kew Vic 3101







Rooms: 4 Property Type: House Agent Comments

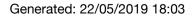
Nicholas Brown 03 9810 5029 0404 329 462 nicholasbrown@jelliscraig.com.au

**Indicative Selling Price** \$1,150,000 - \$1,250,000 **Median House Price** Year ending March 2019: \$2,055,000

## **Comparable Properties**

| 24 OShaughnessy St KEW 3101 (REI)<br>3 2 2 2<br>Price: \$1,255,000<br>Method: Auction Sale<br>Date: 02/03/2019<br>Rooms: 6<br>Property Type: Townhouse (Res)                         | Agent Comments |
|--|----------------|
| 78 Church St HAWTHORN 3122 (REI)<br>3 2 2 1<br>Price: \$1,227,000<br>Method: Auction Sale<br>Date: 02/03/2019<br>Rooms: -<br>Property Type: House (Res)<br>Land Size: 227 sqm approx | Agent Comments |
| 28 Parkhill Rd KEW 3101 (REI/VG)<br>2 1 2 2<br>Price: \$1,225,000<br>Method: Private Sale<br>Date: 01/04/2019<br>Rooms: -<br>Property Type: House<br>Land Size: 397 sqm approx       | Agent Comments |

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



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

# 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

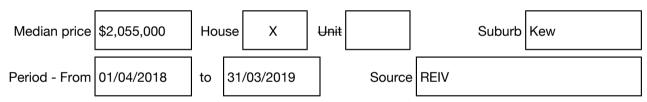
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#### Indicative selling price

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

 Range between
 \$1,150,000
 &
 \$1,250,000

#### 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                              | 24 OShaughnessy St KEW 3101 | \$1,255,000 | 02/03/2019   |
| 2                              | 78 Church St HAWTHORN 3122  | \$1,227,000 | 02/03/2019   |
| 3                              | 28 Parkhill Rd KEW 3101     | \$1,225,000 | 01/04/2019   |

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 9810 5000 | F: 03 9819 2511

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