### 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

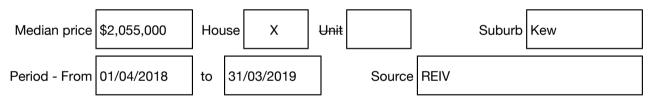
rss 19 Stoke Avenue, Kew Vic 3101 nd de

#### Indicative selling price

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

 Range between
 \$4,600,000
 &
 \$5,000,000

#### 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	29 Wimba Av KEW 3101	\$5,100,000	16/02/2019
2	21 Thomas St KEW 3101	\$5,000,000	01/12/2018
3	36 Stanley Gr CANTERBURY 3126	\$4,560,000	21/03/2019

#### 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.

#### 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.





Indicative Selling Price \$4,600,000 - \$5,000,000 Median House Price Year ending March 2019: \$2,055,000

## **Comparable Properties**

29 Wimba Av KEW 3101 (VG) 5	Agent Comments
21 Thomas St KEW 3101 (REI/VG) 2 2 2 2 Price: \$5,000,000 Method: Auction Sale Date: 01/12/2018 Rooms: - Property Type: House (Res) Land Size: 1313 sqm approx	Agent Comments
36 Stanley Gr CANTERBURY 3126 (REI) 5 4 2 Price: \$4,560,000 Method: Private Sale Date: 21/03/2019 Rooms: - Property Type: House Land Size: 858 sqm approx	Agent Comments

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