

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

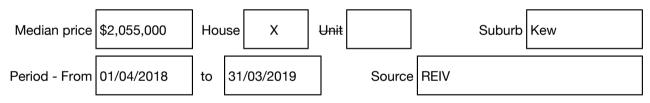
SS 31 May Street, Kew Vic 3101 de

Indicative selling price

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

Single price \$1,600,000

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	70 Fitzwilliam St KEW 3101	\$1,690,000	02/04/2019
2	31 Pine St HAWTHORN 3122	\$1,495,000	04/03/2019
3	94 Edgevale Rd KEW 3101	\$1,460,000	01/06/2019

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 9864 5000

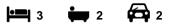
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners 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 (Res) Agent Comments Indicative Selling Price \$1,600,000 Median House Price Year ending March 2019: \$2,055,000

Comparable Properties

70 Fitzwilliam St KEW 3101 (VG) 4 - Price: \$1,690,000 Method: Sale Date: 02/04/2019 Rooms: - Property Type: House (Res) Land Size: 276 sqm approx	Agent Comments
31 Pine St HAWTHORN 3122 (REI/VG) 3 1 1 1 1 Price: \$1,495,000 Method: Private Sale Date: 04/03/2019 Rooms: - Property Type: House Land Size: 242 sqm approx	Agent Comments
94 Edgevale Rd KEW 3101 (REI) 3 2 2 - Price: \$1,460,000 Method: Auction Sale Date: 01/06/2019 Rooms: - Property Type: House (Res)	Agent Comments

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