KAY&BURTON

Statement of Information

Sections 47AF of the Estate Agents Act 1980

Unit offered for sale

Address Including suburb and postcode

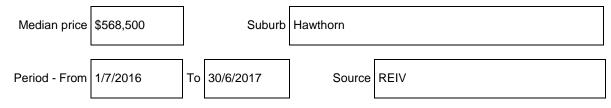
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/ underquoting (*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
2 Bed, 2 Bath, 1 Carpark – GROUP A	\$*	Or range between	\$1,075,000	&	\$1,150,000
2 Bed, 2 Bath, 2 Carpark – GROUP B	\$1,225,000	Or range between	\$	&	\$
2 Bed, 2 Bath, 2 Carpark – GROUP C	\$*	Or range between	\$1,365,000	&	\$1,500,000
2 Bed, 2 Bath, 2 Carpark – GROUP D	\$1,575,00	Or range between	\$	&	\$
3 Bed, 2 Bath, 2 Carpark – GROUP E	\$*	Or range between	\$1,625,000		\$1,775,000
3 Bed, 2 Bath, 2 Carpark – GROUP F	\$*	Or range between	\$1,800,000		\$1,825,000
3 Bed, 3.5 Bath, 1 Study, 4 Carpark – GROUP G	\$3,500,000	Or range between	\$	&	\$

Additional entries may be included or attached as required.

Suburb unit median sale price



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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.

Comparable property sales (*Delete A or B below as applicable)

A* These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

Unit type or class

	The estate agent or agent's representative reasonably believes that fewer than three
GROUP A	comparable units were sold within two kilometres of the unit for sale in the last six
	months.

Unit type or class

E.g. One bedroom units	Address of comparable unit
GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

E.g. One bedroom units	Address of comparable unit
GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

E.g. One bedroom units

Address of comparable unit

GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six
	months.

Unit type or class

E.g. One bedroom units	Address of comparable unit	Price	Date of sale
	1. 301/7 Riversdale Road, Hawthorn	\$1,482,000	23/3/2017
GROUP E	2. 201/48 Mason Street, Hawthorn	\$1,585,000	28/4/2017
	3. 704/1 Dyer Street, Richmond	\$1,490,000	18/7/2017

Unit type or class

E.g. One bedroom units Address of comparable unit GROUP F The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

Unit type or class

E.g. One bedroom units	Address of comparable unit
GROUP G	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

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