Statement of Information Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

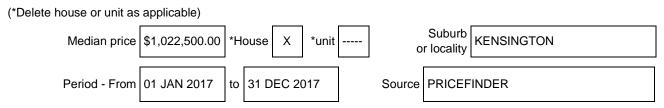
PROPERTY: 33 SMITH STREET, KENSINGTON 3031

Indicative selling price

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

Single price \$*	or range between	\$*780,000.00	&	\$830,000.00
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Median sale price



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

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six
months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1. 62 TENNYSON STREET, KENSINGTON 3031	\$825,000.00	25 / 03 / 2017
2. 11 McCRACKEN STREET, KENSINGTON 3031	\$840,500.00	24 / 06 / 2017
3. 2 COLLETT STREET, KENSINGTON 3031	\$840,000.00	15 / 07 / 2017

OR

B* Either 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*.

Or The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months*.

(*Delete as applicable)

