

Dennis Dellas 9838 1388 0412 043 694

dennis@lindellas.com

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

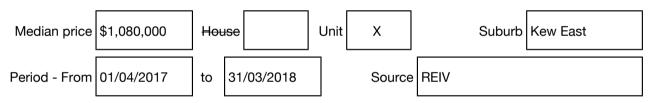
Address Including suburb and postcode

UNIT 4/12 Station Street, Kew East Vic 3102

#### Indicative selling price

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

#### 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	4/57 Hartwood St KEW EAST 3102	\$725,000	24/02/2018
2	1/35 Strathalbyn St KEW EAST 3102	\$719,000	04/06/2018
3	3/34 Strathalbyn St KEW EAST 3102	\$660,000	02/06/2018

#### 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 - Lindellas First National | P: 03 9838 1388 | F: 03 9838 1399

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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.



# indello





Rooms: 4 Property Type: Unit(Single) Agent Comments

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**Indicative Selling Price** \$675,000 - \$725,000 **Median Unit Price** Year ending March 2018: \$1,080,000

# **Comparable Properties**



4/57 Hartwood St KEW EAST 3102 (REI/VG)



Price: \$725,000 Method: Auction Sale Date: 24/02/2018 Rooms: -Property Type: Unit

1/35 Strathalbyn St KEW EAST 3102 (REI) Agent Comments

Agent Comments



Price: \$719,000 Method: Private Sale Date: 04/06/2018 Rooms: -Property Type: Unit

2



3/34 Strathalbyn St KEW EAST 3102 (REI)



**D** 1

Agent Comments

activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Price: \$660,000 Method: Auction Sale Date: 02/06/2018 Rooms: -Property Type: Unit

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