

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

13 Kitchener Street, Deepdene Vic 3103

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,500,000

&

\$2,750,000

Median sale price

Median price \$2,700,000

House

X

Unit

Suburb Deepdene

Period - From 01/04/2018

to

31/03/2019

Source REIV

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	14 Bradford Av KEW 3101	\$2,750,000	30/03/2019
2	58 Parlington St CANTERBURY 3126	\$2,710,000	16/03/2019
3	6 Maylands Av BALWYN NORTH 3104	\$2,520,000	16/03/2019

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.

13 Kitchener Street, Deepdene Vic 3103

Noel Jones

Jane Caulfield

9830 1644

0425 808 755

jane.caulfield@noeljones.com.au

Indicative Selling Price

\$2,500,000 - \$2,750,000

Median House Price

Year ending March 2019: \$2,700,000



4 2 2

Rooms:

Property Type: House

Land Size: 729.624 sqm approx

Agent Comments

Comparable Properties



14 Bradford Av KEW 3101 (REI)

Agent Comments

4 3 2

Price: \$2,750,000

Method: Auction Sale

Date: 30/03/2019

Rooms: 7

Property Type: House (Res)

Land Size: 831 sqm approx



58 Parlington St CANTERBURY 3126 (REI)

Agent Comments

4 2 2

Price: \$2,710,000

Method: Auction Sale

Date: 16/03/2019

Rooms: 6

Property Type: House (Res)



6 Maylands Av BALWYN NORTH 3104 (REI)

Agent Comments

5 3 5

Price: \$2,520,000

Method: Auction Sale

Date: 16/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 600 sqm approx