

Jane Caulfield 9830 1644 0425 808 755 jane.caulfield@noeljones.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Period - From 01/04/2018

Toperty offer	su ioi sale								
Including subu		13 Kitchener Street, Deepdene Vic 3103							
ndicative sell	ing price								
or the meaning	of this price see	e consum	ner.vic.gov.	au/underquoting	g				
Range between	n \$2,500,000		&	\$2,750,000					
Median sale price									
Median price	\$2,700,000	House	Х	Unit		Suburb	Deepdene		

Source REIV

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

to

31/03/2019

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.

Add	dress 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.

Account - Noel Jones | P: 03 9830 1644 | F: 03 9888 5997





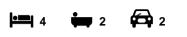
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Indicative Selling Price \$2,500,000 - \$2,750,000 **Median House Price** Year ending March 2019: \$2,700,000





Rooms:

Property Type: House

Land Size: 729.624 sqm approx

Agent Comments

Comparable Properties



14 Bradford Av KEW 3101 (REI)





Agent Comments

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)







Price: \$2,710,000 Method: Auction Sale Date: 16/03/2019

Rooms: 6

Property Type: House (Res)

Agent Comments



6 Maylands Av BALWYN NORTH 3104 (REI)

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Price: \$2,520,000 Method: Auction Sale Date: 16/03/2019

Rooms: -

Property Type: House (Res) Land Size: 600 sqm approx

Agent Comments

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