

9830 1644 0413 772 778

john.bradbury@noeljones.com.au

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

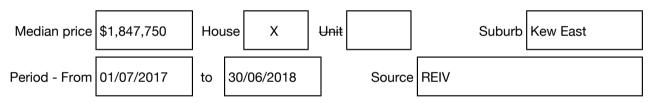
35A Westbrook Street, Kew East Vic 3102

Indicative selling price

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

 Range between
 \$2,000,000
 &
 \$2,200,000

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 sixmonths 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		
2		
3		

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.

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propertydata

Generated: 27/08/2018 15:38

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.



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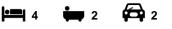
Year ending June 2018: \$1,847,750

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Indicative Selling Price \$2,000,000 - \$2,200,000

Median House Price





Rooms: Plus a Cinema Room Property Type: Single Level Home Land Size: 420 approx. sqm approx

Agent Comments

This low maintenance 3 year old family home with a study and theatre room.

Comparable Properties



4/52 Alfred St KEW 3101 (REI)

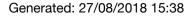
Price: \$2,500,000 Method: Auction Sale Date: 18/08/2018 Rooms: -Property Type: House (Res) Land Size: 420 sqm approx

Agent Comments

This home has the same size land with 1 extra bedroom and bathroom. This home does not have a cinema room though.

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.

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