Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

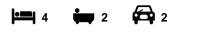
Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		10 Norford Grove, Kooyong Vic 3144								
Indicativ	e selling pric	e								
For the meaning of this price see consumer.vic.gov.au/underquoting										
Sing	le price \$2,50	0,000								
Median sale price										
Median	price \$3,420,	000	Pro	operty Type	House			Suburb	Kooyong	
Period -	020	to	o 26/04/2021 Source REIV				REIV	1		
Comparable property sales (*Delete A or B below as applicable)										
n	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								Pı	rice	Date of sale
1										
2										
3										
OR								·		
	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.									
This Statement of Information was prepared on:							on:	27/04/2021 14:17		









Property Type: House **Land Size:** 677.081 sqm approx

Agent Comments

Indicative Selling Price \$2,500,000 Median House Price

27/04/2020 - 26/04/2021: \$3,420,000

Comparable Properties

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 - RT Edgar | P: 03 9826 1000



