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#### Statement of Information

## Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	y offered	for sale
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Property offered for Sale								
Including subu		Paking	yton Street, Ke	ew Vic 3	101			
ndicative selli	ing price							
For the meaning of this price see consumer.vic.gov.au/underquoting								
Range between	า \$670,000		&	\$737	',000			
Median sale price								
Median price	\$705,000	House	<b>)</b>	Unit	Х		Suburb	Kew
Period - From	01/10/2017	to 30	0/09/2018		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.

Add	dress of comparable property	Price	Date of sale
1	37/2-6 Malmsbury St KEW 3101	\$715,000	25/06/2018
2	105/92 Kinkora Rd HAWTHORN 3122	\$705,000	30/06/2018
3	7/60 Hawthorn Gr HAWTHORN 3122	\$670,000	23/06/2018

#### 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.

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**Indicative Selling Price** \$670,000 - \$737,000 **Median Unit Price** Year ending September 2018: \$705,000





# Comparable Properties

37/2-6 Malmsbury St KEW 3101 (VG)

Price: \$715,000 Method: Sale Date: 25/06/2018

Rooms: -

Property Type: Retirement Village Individual

Flat/Unit

**Agent Comments** 



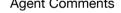
105/92 Kinkora Rd HAWTHORN 3122 (REI/VG) Agent Comments

**-**2

Price: \$705,000 Method: Auction Sale Date: 30/06/2018

Rooms: 4

**Property Type:** Apartment



**Agent Comments** 



7/60 Hawthorn Gr HAWTHORN 3122 (REI/VG)

**-**2





Price: \$670,000 Method: Private Sale Date: 23/06/2018 Rooms: 3

Property Type: Apartment

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