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

88 Empress Avenue, Kingsville Vic 3012

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|------------|
| Range betwee | \$950,000 | | & | | \$1,000,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$995,000 | Pro | operty Type | Hou | se | | Suburb | Kingsville |
| Period - From | 05/12/2018 | to | 04/12/2019 | | So | urce | 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.

| Ade | dress of comparable property | Price | Date of sale |
|-----|--------------------------------|-------------|--------------|
| 1 | 125 Wales St KINGSVILLE 3012 | \$1,085,000 | 23/10/2019 |
| 2 | 41 Dudley St FOOTSCRAY 3011 | \$912,000 | 19/10/2019 |
| 3 | 2 Chirnside St KINGSVILLE 3012 | \$905,000 | 30/11/2019 |

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.

This Statement of Information was prepared on:

05/12/2019 11:03



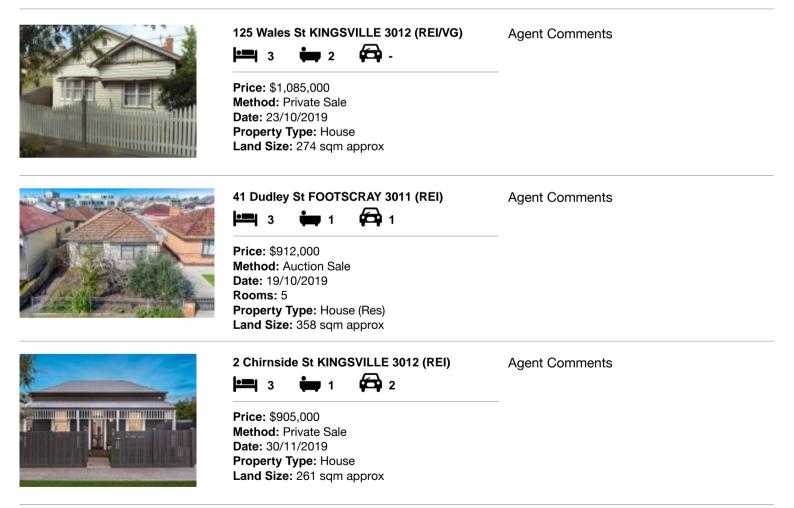
JAS STEPHENS





Property Type: House (Previously Occupied - Detached) Land Size: 275 sqm approx Agent Comments Indicative Selling Price \$950,000 - \$1,000,000 Median House Price 05/12/2018 - 04/12/2019: \$995,000

Comparable Properties



Account - Jas Stephens - Yarraville | P: 03 93169000 | F: 03 93169099



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.