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

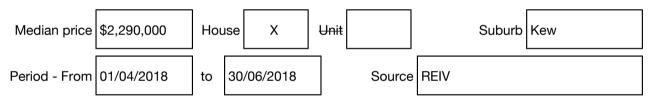
ss |4 Goldthorns Avenue, Kew Vic 3101 nd de

Indicative selling price

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

 Range between
 \$2,500,000
 &
 \$2,750,000

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 six months 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	926 Burke Rd DEEPDENE 3103	\$2,750,000	27/04/2018
2	156 Wellington St KEW 3101	\$2,680,000	16/06/2018
3	31 Wrixon St KEW 3101	\$2,560,000	31/05/2018

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.

Account - Marshall White & Co | P: 03 9822 9999 | F: 03 9824 4897

propertydata

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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.





Rooms: Property Type: House (Res) Land Size: 803 sqm approx Agent Comments

Indicative Selling Price \$2,500,000 - \$2,750,000 **Median House Price** June quarter 2018: \$2,290,000

Comparable Properties



926 Burke Rd DEEPDENE 3103 (REI) **Ý** 1



Price: \$2,750,000 Method: Sold Before Auction Date: 27/04/2018 Rooms: 7 Property Type: House (Res)

Agent Comments

Agent Comments



156 Wellington St KEW 3101 (REI)



Price: \$2,680,000 Method: Auction Sale Date: 16/06/2018 Rooms: -Property Type: House (Res) Land Size: 610 sqm approx

31 Wrixon St KEW 3101 (REI)



Price: \$2,560,000 Method: Private Sale Date: 31/05/2018 Rooms: -Property Type: House Land Size: 737 sqm approx Agent Comments

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