

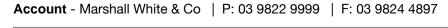
Nicholas Franzmann 03 8862 4910 0412 247 175

Statement of Information

nicholas.franzmann@marshallwhite.com.au

Single residential property located in the Melbourne metropolitan area

| | Section 47AF | | | | | | | | | of the Estate Agents Act 1980 | | | | |
|---------------------------------------|--------------|-----------|---------------|-------|------|-----------------------|------|--------|-------------|-------------------------------|--------------|--------|----|------------------------------|
| Prope | erty offer | ed for s | sale | | | | | | | | | | | |
| Address Including suburb and postcode | | | 21 Carr | negie | Ave | enue, Kew | East | Vic | 3102 | | | | | |
| Indica | ative sell | ing pric | e | | | | | | | | | | | |
| For the | e meaning | of this p | orice see | cons | sum | ner.vic.gov. | au/u | nde | erquoting | | | | | |
| Range betwee | | n \$2,250 | \$2,250,000 | | | & | | | \$2,400,000 | | | | | |
| Media | ın sale p | rice | | | | | | | | | | | | |
| Median price | | \$1,935, | \$1,935,000 H | | | ouse X | | Unit | | | | Suburb | Ke | w East |
| Period - From | | 01/01/2 | 1/2018 to | | | /03/2018 | | Source | | ΞΙV | | | | |
| Comp | arable p | roperty | sales | (*Del | lete | A or B b | elov | v a | s applica | able | e) | | | |
| A* | months | | estate a | | | | | | | | • | • | | the last six rable to the |
| Address of comparable property | | | | | | | | Pr | ice | | Date of sale | | | |
| 1 | | | | | | | | | | | | | | |
| 2 | | | | | | | | | | | | | | |
| 3 | | | | | | | | | | | | | | |
| OR | | | | | | | | | | | • | | | |
| В* | | _ | _ | | • | esentative kilometres | | | • | | | | | e comparable |







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> Indicative Selling Price \$2,250,000 - \$2,400,000 Median House Price March quarter 2018: \$1,935,000

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Rooms:

Property Type: House (Res) Land Size: 580 sqm approx

Agent Comments

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





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