# Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

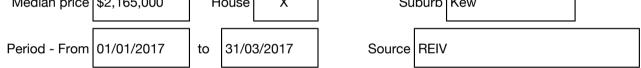
# Property offered for sale

Address	37 Derby Street, Kew Vic 3101
Including suburb and	
postcode	

# Indicative selling price

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

Range between \$3,500,000			&	\$3,800,000		
Median sale p	rice					
Median price	\$2,165,000	House	x	Suburb	Kew	



# **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last 6 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
12 Thomas St KEW 3101	\$3,750,000	19/02/2017
31 Peel St KEW 3101	\$3,130,000	18/03/2017
39 Mont Victor Rd KEW 3101	\$3,045,000	29/04/2017

Account - Vic Prop



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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.