hockingstuart

Daniel Atsis 03 9421 7100 0408 556 927

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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

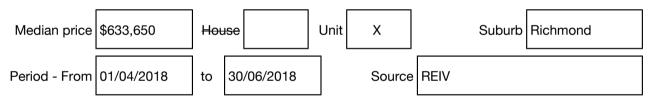
202/3 Kennedy Avenue, Richmond Vic 3121

Indicative selling price

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

Single price \$835,000

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	302/3 Kennedy Av RICHMOND 3121	\$855,000	26/05/2018
2	208/6 Lisson Gr HAWTHORN 3122	\$810,000	24/02/2018
3	413/381 Punt Rd CREMORNE 3121	\$800,000	17/01/2018

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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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.



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Rooms: 3 Property Type: Apartment Agent Comments Daniel Atsis 03 9421 7100 0408 556 927 datsis@hockingstuart.com.au

> Indicative Selling Price \$835,000 Median Unit Price June quarter 2018: \$633,650

Comparable Properties



302/3 Kennedy Av RICHMOND 3121 (REI)



Price: \$855,000 Method: Auction Sale Date: 26/05/2018 Rooms: -Property Type: Apartment Agent Comments

Agent Comments



208/6 Lisson Gr HAWTHORN 3122 (REI/VG)



Price: \$810,000 Method: Auction Sale Date: 24/02/2018 Rooms: -Property Type: Apartment



413/381 Punt Rd CREMORNE 3121 (REI/VG) Agent



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Agent Comments

Method: Private Sale Date: 17/01/2018 Rooms: 3 Property Type: Apartment

Price: \$800,000

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