

## 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

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between  &

#### Median sale price

Median price  House  Unit  Suburb   
 Period - From  to  Source

#### 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	13 Ermington PI KEW 3101	\$2,070,000	16/09/2017
2	127 Mount St KEW 3101	\$2,050,000	19/04/2017
3	2/20 Edgevale Rd KEW 3101	\$2,000,000	29/06/2017

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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**Indicative Selling Price**

\$1,900,000 - \$2,090,000

**Median House Price**

Year ending June 2017: \$2,780,000



4   2.5   3

**Rooms:**

**Property Type:** House

Agent Comments

## Comparable Properties



**13 Ermington PI KEW 3101 (REI)**

Agent Comments

6   4   3

**Price:** \$2,070,000

**Method:** Auction Sale

**Date:** 16/09/2017

**Rooms:** -

**Property Type:** House (Res)



**127 Mount St KEW 3101 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$2,050,000

**Method:** Private Sale

**Date:** 19/04/2017

**Rooms:** 4

**Property Type:** House

**Land Size:** 332 sqm approx



**2/20 Edgevale Rd KEW 3101 (REI)**

Agent Comments

3   2   2

**Price:** \$2,000,000

**Method:** Private Sale

**Date:** 29/06/2017

**Rooms:** -

**Property Type:** Townhouse (Res)

**Land Size:** 228 sqm approx