

KAY & BURTON

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

2 Sutton Street, Kooyong, VIC 3144

INDICATIVE SELLING PRICE

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

Single Price \$3,300,000

MEDIAN SALE PRICE

Median price \$3,770,000 | House | Kooyong (3144)

Period - From 1 October 2017 to 31 December 2017 | Source - RP DATA

COMPARABLE PROPERTY SALES

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
16A GLYNDEBOURNE AVENUE, TOORAK VIC 3142	\$2,950,000	28/09/2017
502 GLENFERRIE ROAD, HAWTHORN VIC 3122	\$2,925,000	28/10/2017
50 HORACE STREET, MALVERN VIC 3144	\$2,905,000	24/02/2018