

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode **68 Fitzwilliam Street, Kew 3101**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$*2,300,000 & \$2,500,000

Median sale price

(*Delete house or unit as applicable)

Median price \$2,100,000 *House x *Unit Suburb Kew
Period - From May 2017 to August 2017 Source Realestate.com.au

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
48 Malin Street Kew 3101	\$ 2,600,000	13/5/2017
30 Stirling Street Kew 3101	\$ 2,180,000	19/8/2017
3 Churchill Grove Hawthorn 3122	\$ 2,402,000	27/5/2017

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.~~