

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

10 Ellesmore Court, Kew Vic 3101

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

Median price \$2,500,000 Property Type House Suburb Kew

Period - From 01/10/2023 to 31/12/2023 Source REIV

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	1/37 Wills St KEW 3101	\$1,485,000	05/12/2023
2	11/104-106 Walpole St KEW 3101	\$1,445,000	19/08/2023
3	3/160 Peel St KEW 3101	\$1,353,000	11/10/2023

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.~~

This Statement of Information was prepared on:

29/01/2024 14:13



3 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median House Price

December quarter 2023: \$2,500,000

Comparable Properties



1/37 Wills St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,485,000

Method: Sold Before Auction

Date: 05/12/2023

Property Type: Townhouse (Res)



11/104-106 Walpole St KEW 3101 (REI)

Agent Comments

3 2 2

Price: \$1,445,000

Method: Auction Sale

Date: 19/08/2023

Property Type: House (Res)



3/160 Peel St KEW 3101 (REI/VG)

Agent Comments

3 1 2

Price: \$1,353,000

Method: Sold Before Auction

Date: 11/10/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 9864 5000