

# 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

2/15 Elm Grove, Kew East Vic 3102

### Indicative selling price

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

Range between \$1,575,000 & \$1,725,000

### Median sale price

Median price \$1,046,944 Property Type Unit Suburb Kew East

Period - From 01/04/2023 to 31/03/2024 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	56a Frater St KEW EAST 3102	\$1,740,000	20/03/2024
2	1/29 Asquith St KEW 3101	\$1,600,000	17/11/2023
3			

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:

24/04/2024 12:53



4 4 2

**Rooms:** 6  
**Property Type:** Townhouse (Res)  
**Agent Comments**

**Indicative Selling Price**  
\$1,575,000 - \$1,725,000  
**Median Unit Price**  
Year ending March 2024: \$1,046,944

## Comparable Properties



**56a Frater St KEW EAST 3102 (REI)**

**Agent Comments**

3 2 2

**Price:** \$1,740,000  
**Method:** Sold Before Auction  
**Date:** 20/03/2024  
**Property Type:** House (Res)



**1/29 Asquith St KEW 3101 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 17/11/2023  
**Property Type:** Townhouse (Res)

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.

**Account - Jellis Craig | P: 98305966**