Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/15 Elm Grove, Kew East Vic 3102
Including suburb and	
postcode	

Indicative selling price

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

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

Median sale price

Median price	\$1,046,944	Pro	perty Type Ur	it		Suburb	Kew East
Period - From	01/04/2023	to	31/03/2024	Sc	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	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
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Date of sale







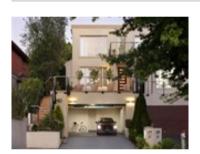
Rooms: 6

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)





Price: \$1,740,000

Method: Sold Before Auction

Date: 20/03/2024

Property Type: House (Res)

Agent Comments



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





Price: \$1,600,000 Method: Auction Sale

Date: 17/11/2023

Property Type: Townhouse (Res)

Agent Comments

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



