

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

7 Bramley Court, Kew Vic 3101

Indicative selling price

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

Range between \$3,400,000 & \$3,700,000

Median sale price

Median price \$2,980,000 Property Type House Suburb Kew

Period - From 01/01/2024 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	63 Fitzwilliam St KEW 3101	\$3,546,000	23/03/2024
2	18 Irlbarra Rd CANTERBURY 3126	\$3,400,000	15/03/2024
3	138 Victoria Rd HAWTHORN EAST 3123	\$3,400,000	02/03/2024

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: 01/05/2024 11:15



 3  1  2

Property Type: House
Land Size: 668 sqm approx
Agent Comments

Indicative Selling Price
\$3,400,000 - \$3,700,000
Median House Price
March quarter 2024: \$2,980,000

Comparable Properties



63 Fitzwilliam St KEW 3101 (REI)

Agent Comments

 3  1  2

Price: \$3,546,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 613 sqm approx



18 Irilbarra Rd CANTERBURY 3126 (REI)

Agent Comments

 4  2  2

Price: \$3,400,000
Method: Private Sale
Date: 15/03/2024
Property Type: House (Res)



138 Victoria Rd HAWTHORN EAST 3123 (REI)

Agent Comments

 4  3  2

Price: \$3,400,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 708 sqm approx

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088