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	7 Bramley Court, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Range between \$3,400,000	&	\$3,700,000
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Median sale price

Median price	\$2,980,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	63 Fitzwilliam St KEW 3101	\$3,546,000	23/03/2024
2	18 Irilbarra 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 comparableproperties 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



RT Edgar









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)





Price: \$3,546,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 613 sqm approx

Agent Comments



18 Irilbarra Rd CANTERBURY 3126 (REI)





Price: \$3,400,000 Method: Private Sale Date: 15/03/2024

Property Type: House (Res)

Agent Comments



138 Victoria Rd HAWTHORN EAST 3123 (REI)





Price: \$3,400,000 Method: Auction Sale Date: 02/03/2024

Property Type: House (Res) Land Size: 708 sqm approx

Agent Comments

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





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