Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for sale
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Address	8/28 Gladstone Street, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Trange between \$300,000 & \$300,000	Range between	\$500,000	&	\$550,000
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Median sale price

Median price	\$730,000	Pro	perty Type	Unit		Suburb	Kew
Period - From	01/10/2023	to	31/12/2023		Sourc	e 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	10/167 Brougham St KEW 3101	\$541,000	25/11/2023
2	14/36 Disraeli St KEW 3101	\$521,000	30/01/2024
3	7/50 Liddiard St HAWTHORN 3122	\$505,000	11/11/2023

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:	26/02/2024 10:16





Bridget Perry 9810 5000 0459 440 054 bridgetperry@jelliscraig.com.au

\$500,000 - \$550,000 **Median Unit Price**

Indicative Selling Price

December quarter 2023: \$730,000



Rooms: 4

Property Type: Flat

Agent Comments

Comparable Properties



10/167 Brougham St KEW 3101 (REI/VG)





Price: \$541,000 Method: Auction Sale Date: 25/11/2023

Rooms: 3

Property Type: Apartment

Agent Comments



14/36 Disraeli St KEW 3101 (REI)

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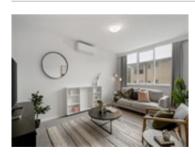
Price: \$521,000

Method: Sold Before Auction

Date: 30/01/2024

Property Type: Apartment

Agent Comments



7/50 Liddiard St HAWTHORN 3122 (REI)

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Price: \$505,000 Method: Auction Sale Date: 11/11/2023 Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511



