Statement of Information

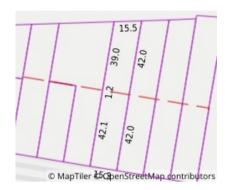
Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale											
Address Including suburb and postcode 8 Kellett Grove, Kew Vic 3101											
Indicative selling price											
For the meaning of this price see consumer.vic.gov.au/underquoting											
Range between \$2,400,000				&		\$2,550,000					
Median sale price											
Median price \$2,500,000		Property Type Ho		Hous	se		Subur	bKew			
Period - From 01/10/2023		to	31/12/2023		Source REIV		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											
2											
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:								on:	20/02/2024 11:48		









Property Type: House (Previously Occupied - Detached)

Land Size: 1263 sqm approx

Agent Comments

Indicative Selling Price \$2,400,000 - \$2,550,000 Median House Price

December quarter 2023: \$2,500,000

Comparable Properties

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 - Marshall White | P: 03 9822 9999



