Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

8 Wellington Street, Kew Vic 3101

Indicative selling price

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

Range between \$	\$1,950,000	&	\$2,145,000
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Median sale price

Median price	\$2,590,000	Pro	perty Type H	louse]	Suburb	Kew
Period - From	01/04/2024	to	30/06/2024	Se	ource	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	133 Willsmere Rd KEW 3101	\$1,950,000	14/08/2024
2	112 Eglinton St KEW 3101	\$2,270,000	22/06/2024
3	10 Linnaker PI KEW 3101	\$2,170,000	03/06/2024

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:	30/09/2024 16:55



RT Edgar









Property Type: House (Res) Land Size: 490 sqm approx

Agent Comments

Indicative Selling Price \$1,950,000 - \$2,145,000 **Median House Price**

June quarter 2024: \$2,590,000

Comparable Properties



133 Willsmere Rd KEW 3101 (REI)





Agent Comments

Price: \$1,950,000 Method: Private Sale Date: 14/08/2024 Property Type: House Land Size: 755 sqm approx



112 Eglinton St KEW 3101 (REI/VG)







Price: \$2,270,000

Method: Sold Before Auction

Date: 22/06/2024

Property Type: House (Res) Land Size: 370 sqm approx

Agent Comments



10 Linnaker PI KEW 3101 (REI/VG)





Price: \$2,170,000

Method: Sold Before Auction

Date: 03/06/2024

Property Type: House (Res) Land Size: 366 sqm approx

Agent Comments

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





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