Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Hope Court, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$1,500,000		&		\$1,650,0	000		
Median sale p	rice							
Median price	\$2,980,000	Pro	operty Type	Hou	ISE		Suburb	Kew
Period - From	01/01/2024	to	31/03/2024		So	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.

Ad	dress of comparable property	Price	Date of sale
1	9 Mccubbin St KEW NORTH 3102	\$1,795,000	15/03/2024
2	8 Union St KEW 3101	\$1,675,000	17/02/2024
3	1A Ridgeway Av KEW 3101	\$1,605,000	13/02/2024

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:

24/05/2024 14:21



8 Hope Court, Kew Vic 3101

RT Edgar





Property Type: House (Res) Agent Comments Annabelle Feng 8888 2000 0409 384 144 afeng@rtedgar.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price March quarter 2024: \$2,980,000

Comparable Properties

	9 Mccubbin St KEW NORTH 3102 (VG) === 3	Agent Comments
	Price: \$1,795,000 Method: Sale Date: 15/03/2024 Property Type: House (Res) Land Size: 454 sqm approx	
	8 Union St KEW 3101 (REI/VG)	Agent Comments
	Price: \$1,675,000 Method: Auction Sale Date: 17/02/2024 Property Type: House (Res) Land Size: 222 sqm approx	
the state of the	1A Ridgeway Av KEW 3101 (REI/VG) 3 4 4 4 4 4 4 4 4 4 4 4 4 4	Agent Comments
	Price: \$1,605,000 Method: Private Sale Date: 13/02/2024 Rooms: 6	

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

Property Type: House (Res) **Land Size:** 511 sqm approx



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.