

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 Hope Court, Kew Vic 3101

Indicative selling price

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

Range between

\$1,500,000

&

\$1,650,000

Median sale price

Median price

\$2,980,000

Property 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	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

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

March quarter 2024: \$2,980,000



3 2 2

Property Type: House (Res)

Agent Comments

Comparable Properties

9 Mccubbin St KEW NORTH 3102 (VG)

Agent Comments

3 - -

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

3 1 1

Price: \$1,675,000

Method: Auction Sale

Date: 17/02/2024

Property Type: House (Res)

Land Size: 222 sqm approx



1A Ridgeway Av KEW 3101 (REI/VG)

Agent Comments

3 1 1

Price: \$1,605,000

Method: Private Sale

Date: 13/02/2024

Rooms: 6

Property Type: House (Res)

Land Size: 511 sqm approx

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