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 31 Elm Grove, Kew East Vic 3102

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	n \$3,200,000		&		\$3,500,000					
Median sale price										
Median price	\$2,250,000	Pro	Property Type		House		Suburb	Kew East		
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	43 Ramsay Av KEW EAST 3102	\$3,550,000	13/09/2023
2	20 Fairy St IVANHOE 3079	\$3,470,000	11/11/2023
3	12 Namur St KEW EAST 3102	\$3,300,000	10/11/2023

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:

06/02/2024 16:42



RT Edgar





Property Type: House Land Size: 807 sqm approx Agent Comments Indicative Selling Price \$3,200,000 - \$3,500,000 Median House Price December quarter 2023: \$2,250,000

Comparable Properties

	43 Ramsay Av KEW EAST 3102 (REI/VG) 4 3 3 3 Price: \$3,550,000 Method: Private Sale Date: 13/09/2023 Property Type: House Land Size: 741 sqm approx	Agent Comments
Nice	20 Fairy St IVANHOE 3079 (REI) 4 2 3 Price: \$3,470,000 Method: Auction Sale Date: 11/11/2023 Rooms: 8 Property Type: House (Res) Land Size: 862 sqm approx	Agent Comments
	12 Namur St KEW EAST 3102 (REI/VG) 4 2 2 2 Price: \$3,300,000 Method: Sold Before Auction Date: 10/11/2023 Property Type: House (Res) Land Size: 714 sqm approx	Agent Comments

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





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