

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

31 Elm Grove, Kew East Vic 3102

Indicative selling price

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

Range between \$3,200,000

&

\$3,500,000

Median sale price

Median price \$2,250,000

Property Type House

Suburb Kew East

Period - From 01/10/2023

to

31/12/2023

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	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



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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)

Agent Comments

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Price: \$3,550,000
Method: Private Sale
Date: 13/09/2023
Property Type: House
Land Size: 741 sqm approx



20 Fairy St IVANHOE 3079 (REI)

Agent Comments

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Price: \$3,470,000
Method: Auction Sale
Date: 11/11/2023
Rooms: 8
Property Type: House (Res)
Land Size: 862 sqm approx



12 Namur St KEW EAST 3102 (REI/VG)

Agent Comments

4
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 2

Price: \$3,300,000
Method: Sold Before Auction
Date: 10/11/2023
Property Type: House (Res)
Land Size: 714 sqm approx

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