

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

28 Elm Grove, Kew East Vic 3102

Indicative selling price

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

Range between \$1,480,000

&

\$1,580,000

Median sale price

Median price \$1,840,000

Property Type House

Suburb Kew East

Period - From 01/10/2020

to 31/12/2020

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	13 Mathers Av KEW EAST 3102	\$1,577,000	22/10/2020
2	10 Loch St KEW 3101	\$1,540,000	21/12/2020
3	14 Elm Gr KEW EAST 3102	\$1,475,000	11/09/2020

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:

09/02/2021 17:03



Property Type:
Agent Comments

Indicative Selling Price
\$1,480,000 - \$1,580,000
Median House Price
December quarter 2020: \$1,840,000

Comparable Properties



13 Mathers Av KEW EAST 3102 (REI)

Agent Comments



Price: \$1,577,000
Method: Private Sale
Date: 22/10/2020
Property Type: House
Land Size: 650 sqm approx



10 Loch St KEW 3101 (REI)

Agent Comments



Price: \$1,540,000
Method: Auction Sale
Date: 21/12/2020
Property Type: House (Res)



14 Elm Gr KEW EAST 3102 (VG)

Agent Comments



Price: \$1,475,000
Method: Sale
Date: 11/09/2020
Property Type: House (Res)
Land Size: 426 sqm approx