

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 Ellesmore Court, Kew Vic 3101

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$2,790,000 Property Type House Suburb Kew

Period - From 01/04/2021 to 30/06/2021 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	7 Tanner Av KEW EAST 3102	\$1,770,000	19/06/2021
2	7 Obrien Ct KEW 3101	\$1,745,000	05/06/2021
3	88 Gladstone St KEW 3101	\$1,730,000	14/07/2021

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:

13/10/2021 16:52



3 2 2

Property Type: House

Agent Comments

Indicative Selling Price
\$1,700,000 - \$1,800,000
Median House Price
June quarter 2021: \$2,790,000

Comparable Properties



7 Tanner Av KEW EAST 3102 (REI)

Agent Comments

3 1 2

Price: \$1,770,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 587 sqm approx



7 Obrien Ct KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,745,000

Method: Auction Sale

Date: 05/06/2021

Property Type: House (Res)

Land Size: 426 sqm approx



88 Gladstone St KEW 3101 (REI)

Agent Comments

3 1 1

Price: \$1,730,000

Method: Private Sale

Date: 14/07/2021

Property Type: House

Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897