

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

9/26 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between

\$800,000

&

\$850,000

Median sale price

Median price

\$795,000

Property Type

Unit

Suburb

Kew

Period - From

01/04/2024

to

30/06/2024

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	1/12 Lytton St KEW 3101	\$801,000	23/07/2024
2	2/29 Grange Rd KEW 3101	\$825,000	04/07/2024
3			

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:

09/10/2024 14:20

Sebastian Scanlon
03 9810 5000
0437 473 755

SebastianScanlon@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$850,000

Median Unit Price

June quarter 2024: \$795,000



2 1 1

Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



1/12 Lytton St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$801,000

Method: Sold Before Auction

Date: 23/07/2024

Property Type: Apartment



2/29 Grange Rd KEW 3101 (VG)

Agent Comments

2 - -

Price: \$825,000

Method: Sale

Date: 04/07/2024

Property Type: Strata Unit/Flat

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.

Account - Jellis Craig | P: 03 9810 5000 | F: 03 9819 2511