

# 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	30 Parkhill Road, Kew Vic 3101
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$2,350,000	&	\$2,580,000
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### Median sale price

Median price	\$1,824,500	House	X	Unit		Suburb	Kew
Period - From	01/01/2019	to	31/03/2019	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	114 Eglinton St KEW 3101	\$2,750,000	26/03/2019
2	8 Cradley Av KEW 3101	\$2,700,000	29/04/2019
3	22 Barry St KEW 3101	\$2,400,000	13/02/2019

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.



5   2   1

**Rooms:**  
**Property Type:** House (Res)  
**Land Size:** 645 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$2,350,000 - \$2,580,000  
**Median House Price**  
March quarter 2019: \$1,824,500

## Comparable Properties



114 Eglinton St KEW 3101 (REI)

Agent Comments

5   2   1

**Price:** \$2,750,000  
**Method:** Private Sale  
**Date:** 26/03/2019  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 513 sqm approx



8 Cradley Av KEW 3101 (REI)

Agent Comments

5   2   3

**Price:** \$2,700,000  
**Method:** Private Sale  
**Date:** 29/04/2019  
**Rooms:** -  
**Property Type:** House



22 Barry St KEW 3101 (REI/VG)

Agent Comments

4   2   2

**Price:** \$2,400,000  
**Method:** Sold Before Auction  
**Date:** 13/02/2019  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 577 sqm approx