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 Edgevale Road, Kew Vic 3101

Indicative selling price

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

Range between $2,000,000 & $2,200,000

Median sale price

Median price $2,745,500 Property Type House Suburb Kew

Period - From 01/07/2023 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	43 Bell St HAWTHORN 3122	$2,300,000	23/03/2024
2	15 Grove Rd HAWTHORN 3122	$2,100,000	07/03/2024
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: 27/08/2024 12:22

30 Edgevale Road, Kew Vic 3101

Chris Daly
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3 2 2

Rooms: 5
Property Type: House (Res)
Land Size: 272 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000 - $2,200,000
Median House Price
Year ending June 2024: $2,745,500

Comparable Properties



43 Bell St HAWTHORN 3122 (REI/VG)

3 2 2

Price: $2,300,000
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 307 sqm approx

Agent Comments



15 Grove Rd HAWTHORN 3122 (REI/VG)

3 1 -

Price: $2,100,000
Method: Sold Before Auction
Date: 07/03/2024
Property Type: House (Res)
Land Size: 311 sqm approx

Agent Comments

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.

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