

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

2/69 Parkhill Road, Kew Vic 3101

Indicative selling price

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

Range between

\$1,400,000

&

\$1,500,000

Median sale price

Median price

\$775,000

Property Type

Unit

Suburb

Kew

Period - From

01/04/2022

to

31/03/2023

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	12/8 Cobden St KEW 3101	\$1,500,000	18/03/2023
2	10/8 Cobden St KEW 3101	\$1,490,000	03/03/2023
3	3/456 Barkers Rd HAWTHORN EAST 3123	\$1,400,000	24/02/2023

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:

25/05/2023 15:42

2/69 Parkhill Road, Kew Vic 3101



Lloyd Lawton
03 9810 5054
0403229433

lloydlawton@jellisrcraig.com.au

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Unit Price

Year ending March 2023: \$775,000



3 2 2

Rooms: 5

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



12/8 Cobden St KEW 3101 (REI/VG)

Agent Comments

3 3 2

Price: \$1,500,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)



10/8 Cobden St KEW 3101 (REI/VG)

Agent Comments

4 3 2

Price: \$1,490,000

Method: Private Sale

Date: 03/03/2023

Property Type: Townhouse (Single)



3/456 Barkers Rd HAWTHORN EAST 3123 (REI/VG)

Agent Comments

3 3 2

Price: \$1,400,000

Method: Private Sale

Date: 24/02/2023

Property Type: House

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



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