

# RT Edgar

## STATEMENT OF INFORMATION

### Property offered for sale

(Address, including suburb and postcode)

30 Hillcrest Ave, Kew 3101

### Indicative selling price

Range  
between

\*\$2,600,000

& \$2,860,000

### Median sale price

(Place 'x' in house or unit as applicable)

Median price \$2,150,000

House

X

Unit

Suburb

Kew 3101

Period - From 01/07/2016

to

30/06/2017

Source

Property Data

### Comparable property sales

A. These are the three properties sold within two kilometres of the property for sale in the last six months that RT Edgar (Boroondara) estate agent and Glen Coutinho consider to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 20 Edgevale Road, Kew 3101	\$2,768,000	06/06/2017
2 8 Heather Grove, Kew 3101	\$2,761,000	17/06/2017
3 176 Cotham Road, Kew 3101	\$2,620,000	03/04/2017