

## 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 Hillcrest Avenue, Kew**Indicative selling price**

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Range Between \$4,000,000 &amp; \$4,400,000

**Median sale price**

Median price \$3,100,000 Property type House Suburb Kew

Period - From July 2022 to Sept 2022 Source REIV

**Comparable property sales**

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 8 Orford Avenue, Kew	\$ 4,150,000	6/10/2022
2 5 Belmont Avenue, Kew	\$ 4,310,000	17/10/2022
3 9 Adeney Avenue, Kew	\$ 4,820,000	9/10/2022

This Statement of Information was prepared on: 19/10/2022

## Comparable properties



**\$4,150,000**

8 Orford Avenue, Kew, Victoria

DATE: 6/10/2022

PROPERTY TYPE: HOUSE

 5     3  
 4     853 sqm



**\$4,310,000**

5 Belmont Avenue, Kew, Victoria

DATE: 17/10/2022

PROPERTY TYPE: HOUSE

 5     3  
 3     777 sqm



**\$4,820,000**

9 Adeney Avenue, Kew, Victoria

DATE: 9/10/2022

PROPERTY TYPE: HOUSE

 4     2  
 2     1,277 sqm

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee