## Statement of Information Single residential property located in the Melbourne metropolitan area

### Sections 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 57 Studley Park Road, Kew Vic 3101

#### Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au | /underquot  | ing  |        |     |
|-----------------|-------------------|------|--------------|------|-------------|------|--------|-----|
| Range betweer   | \$2,900,000       |      | &            |      | \$3,190,000 |      |        |     |
| Median sale p   | rice              |      |              |      |             |      |        |     |
| Median price    | \$2,005,000       | Pro  | operty Type  | Hou  | se          |      | Suburb | Kew |
| Period - From   | 01/07/2018        | to   | 30/06/2019   |      | So          | urce | 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.

| Ade | dress of comparable property | Price       | Date of sale |
|-----|------------------------------|-------------|--------------|
| 1   | 30 Pakington St KEW 3101     | \$3,265,860 | 06/04/2019   |
| 2   | 123 Peel St KEW 3101         | \$3,060,000 | 20/03/2019   |
| 3   | 46 Kent St KEW 3101          | \$2,900,000 | 31/08/2019   |

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.

This Statement of Information was prepared on:

16/09/2019



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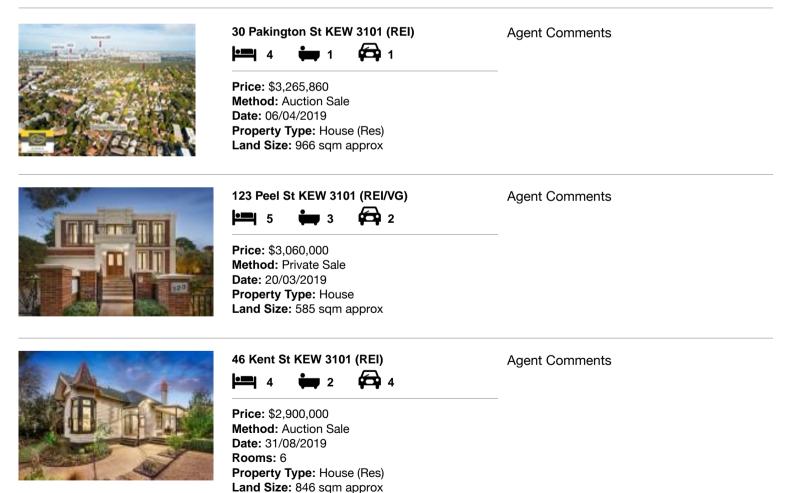




Property Type: House (Res) Land Size: 783.963 sqm approx Agent Comments Doug McLauchlan 03 8862 4939 0418 377 718 doug.mclauchlan@marshallwhite.com.au

> Indicative Selling Price \$2,900,000 - \$3,190,000 Median House Price Year ending June 2019: \$2,005,000

# **Comparable Properties**



Account - Marshall White | P: 03 9822 9999 | F: 03 9824 4897



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.