

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 57 Studley Park Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,900,000 & \$3,190,000

Median sale price

Median price \$2,005,000 Property Type House Suburb Kew

Period - From 01/07/2018 to 30/06/2019 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	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.~~

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Indicative Selling Price

\$2,900,000 - \$3,190,000

Median House Price

Year ending June 2019: \$2,005,000



 5  2  0

Property Type: House (Res)

Land Size: 783.963 sqm approx

Agent Comments

Comparable Properties



30 Pakington St KEW 3101 (REI)

Agent Comments

 4  1  1

Price: \$3,265,860

Method: Auction Sale

Date: 06/04/2019

Property Type: House (Res)

Land Size: 966 sqm approx



123 Peel St KEW 3101 (REI/VG)

Agent Comments

 5  3  2

Price: \$3,060,000

Method: Private Sale

Date: 20/03/2019

Property Type: House

Land Size: 585 sqm approx



46 Kent St KEW 3101 (REI)

Agent Comments

 4  2  4

Price: \$2,900,000

Method: Auction Sale

Date: 31/08/2019

Rooms: 6

Property Type: House (Res)

Land Size: 846 sqm approx