

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
19 Studley Avenue, Kew Vic 3101

Indicative selling price

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

Range between \$2,100,000 & \$2,310,000

Median sale price

Median price \$2,005,000 House X Unit 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 22 Barry St KEW 3101	\$2,400,000	13/02/2019
2 66 Molesworth St KEW 3101	\$2,230,000	06/03/2019
3 4 Walmer St KEW 3101	\$2,050,000	28/03/2019

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.



 4
  3
  2

Rooms: 8

Property Type: House (Res)

Land Size: 687 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,310,000

Median House Price

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

Nestled amidst picturesque gardens in highly coveted pocket in the prized Studley Park precinct, this character-rich home offers wonderful flexibility. The open lounge and dining rooms boast lovely, elevated views & balconies linking to modern kitchen. Master bedroom with ensuite & study/nursery, 3 further bedrooms, 2 bathrooms plus guest powder room. Heating, cooling, storage room, leafy outlooks & double lock up garage.

Comparable Properties



22 Barry St KEW 3101 (REI)

 4
  2
  2

Price: \$2,400,000

Method: Sold Before Auction

Date: 13/02/2019

Rooms: -

Property Type: House (Res)

Land Size: 577 sqm approx

Agent Comments

Smaller Land



66 Molesworth St KEW 3101 (REI)

 5
  3
  2

Price: \$2,230,000

Method: Private Sale

Date: 06/03/2019

Rooms: -

Property Type: House

Land Size: 586 sqm approx

Agent Comments

Smaller Land



4 Walmer St KEW 3101 (REI)

 5
  3
  2

Price: \$2,050,000

Method: Sold Before Auction

Date: 28/03/2019

Rooms: -

Property Type: House (Res)

Land Size: 576 sqm approx

Agent Comments

Smaller Land