# hockingstuart

Karen Gornalle 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au

#### 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

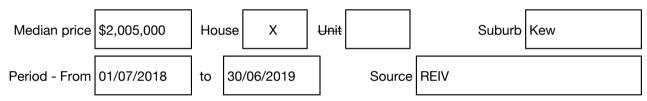
ss 19 Studley Avenue, Kew Vic 3101 nd de

#### 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



#### 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.

#### Account - hockingstuart | P: 03 9830 7000 | F: 03 9830 7017

propertydata

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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.



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Rooms: 8 Property Type: House (Res) Land Size: 687 sqm approx Agent Comments Karen Gornalle 03 9830 7000 0418 330 808 kgornalle@hockingstuart.com.au

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**

Property Type: House Land Size: 586 sqm approx 4 Walmer St KEW 3101 (REI) 5 3 2 Price: \$2,050,000	Agent Comments Smaller Land
5       im       3       im       2         Price: \$2,230,000         Method: Private Sale         Date: 06/03/2019         Rooms: -         Property Type: House	Smaller Land
22 Barry St KEW 3101 (REI) 4 2 2 2 Price: \$2,400,000 Method: Sold Before Auction Date: 13/02/2019 Rooms: - Property Type: House (Res) Land Size: 577 sqm approx 66 Molesworth St KEW 3101 (REI)	Agent Comments Smaller Land Agent Comments

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