

## 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

3/64 Studley Park Road, Kew Vic 3101

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$550,000

#### Median sale price

Median price

\$656,000

House

Unit

X

Suburb

Kew

Period - From

01/07/2018

to

30/09/2018

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	5/136 Yarra St ABBOTSFORD 3067	\$550,000	14/08/2018
2	63 Wiltshire Dr KEW 3101	\$550,000	29/08/2018
3	31/19 Walpole St KEW 3101	\$550,000	10/07/2018

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.



2   
 1   
 2

**Rooms:**  
**Property Type:** Apartment  
**Agent Comments**

**Indicative Selling Price**  
 \$550,000

**Median Unit Price**  
 September quarter 2018: \$656,000

## Comparable Properties



5/136 Yarra St ABBOTSFORD 3067 (REI)

Agent Comments

2   
 1   
 1

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 14/08/2018  
**Rooms:** 3  
**Property Type:** Apartment



63 Wiltshire Dr KEW 3101 (REI)

Agent Comments

2   
 1   
 2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 29/08/2018  
**Rooms:** 3  
**Property Type:** Apartment  
**Land Size:** 77 sqm approx



31/19 Walpole St KEW 3101 (REI)

Agent Comments

3   
 2   
 2

**Price:** \$550,000  
**Method:** Private Sale  
**Date:** 10/07/2018  
**Rooms:** 4  
**Property Type:** Apartment