

#### Statement of Information

### Single residential property located in the Melbourne metropolitan area

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

<b>Property</b>	offered	for	sale
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Address	3/64 Studley Park Road, Kew Vic 3101
Including suburb and	
postcode	

#### Indicative selling price

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

Single price	\$550,000

#### Median sale price

Median price	\$656,000	Hou	ISE	Unit	х	Suburb	Kew
Period - From	01/07/2018	to	30/09/2018		Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

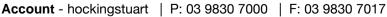
**A**\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

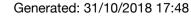
Ad	dress of comparable property	Price	Date of sale
1	5/136 Yarra St ABBOTSFORD 3067	\$550,000	14/08/2018
2	63 Wiltshire Dr KEW 3101	\$550,000	29/08/2018
3	31/19 Walpole St KEW 3101	\$550,000	10/07/2018

#### 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.











# hockingstuart





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)

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Price: \$550.000 Method: Private Sale Date: 14/08/2018 Rooms: 3

Property Type: Apartment

**Agent Comments** 



63 Wiltshire Dr KEW 3101 (REI)

Price: \$550,000 Method: Private Sale Date: 29/08/2018 Rooms: 3

Property Type: Apartment Land Size: 77 sqm approx Agent Comments



31/19 Walpole St KEW 3101 (REI)

**--**3





Price: \$550,000 Method: Private Sale **Date:** 10/07/2018

Rooms: 4

Property Type: Apartment

**Agent Comments** 

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





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