

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

27/3 STUDLEY PARK ROAD KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$140,000

&

\$154,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$863,000

Property type

Unit

Suburb

Kew

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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 6 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

117/43 PARK STREET HAWTHORN VIC 3122	\$140,000	28-Apr-24
61/29 LYNCH STREET HAWTHORN VIC 3122	\$153,500	19-May-24
66/29 LYNCH STREET HAWTHORN VIC 3122	\$150,000	13-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 22 July 2024

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117/43 PARK STREET HAWTHORN
VIC 3122

Sold Price

\$140,000

Sold Date

28-Apr-24

 1  1  -

Distance

1.67km



61/29 LYNCH STREET HAWTHORN
VIC 3122

Sold Price

\$153,500

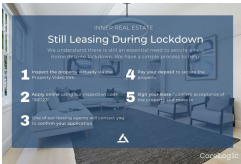
Sold Date

19-May-24

 1  1  -

Distance

1.67km



66/29 LYNCH STREET HAWTHORN
VIC 3122

Sold Price

\$150,000

Sold Date

13-Feb-24

 1  1  -

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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