

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

Unit 4/41 Studley Park Road, Kew Vic 3101

Indicative selling price

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

Range between \$550,000

&

\$605,000

Median sale price

Median price \$781,000

Property Type Unit

Suburb Kew

Period - From 01/07/2023

to

30/06/2024

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	3/47 Pakington St KEW 3101	\$600,000	02/08/2024
2	1/1 Coppin Gr HAWTHORN 3122	\$615,000	12/06/2024
3	8/27-29 Brougham St KEW 3101	\$620,000	28/05/2024

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.~~

This Statement of Information was prepared on:

13/08/2024 13:42



 2  1  0

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$550,000 - \$605,000
Median Unit Price
Year ending June 2024: \$781,000

Comparable Properties



3/47 Pakington St KEW 3101 (REI)

Agent Comments

 2  1  1

Price: \$600,000
Method: Private Sale
Date: 02/08/2024
Property Type: Apartment



1/1 Coppin Gr HAWTHORN 3122 (REI)

Agent Comments

 2  1  1

Price: \$615,000
Method: Private Sale
Date: 12/06/2024
Property Type: Apartment



8/27-29 Brougham St KEW 3101 (REI)

Agent Comments

 2  1  1

Price: \$620,000
Method: Private Sale
Date: 28/05/2024
Property Type: Apartment