

## 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

58 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)

Range between \$3,650,000

&amp;

\$4,000,000

## Median sale price

Median price \$2,200,000

House

X

Unit

Suburb Kew

Period - From 01/07/2017

to

30/09/2017

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	8 Queen St KEW 3101	\$3,650,000	01/07/2017
2	7 Charles St KEW 3101	\$3,600,000	23/05/2017
3	67 Charles St KEW 3101	\$3,516,000	28/10/2017

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.



   **Double Garage + 3 car space**

**4 + Study** **4**

**Rooms:** 10

**Property Type:** Double Storey Family Home

**Land Size:** 602 (approx.) sqm approx

Agent Comments

## Comparable Properties



**8 Queen St KEW 3101 (REI)**

Agent Comments

 **4**  **3**  **2**

**Price:** \$3,650,000

**Method:** Auction Sale

**Date:** 01/07/2017

**Rooms:** -

**Property Type:** House (Res)

**Land Size:** 450 sqm approx



**7 Charles St KEW 3101 (REI)**

Agent Comments

 **4**  **3**  **2**

**Price:** \$3,600,000

**Method:** Private Sale

**Date:** 23/05/2017

**Rooms:** 8

**Property Type:** House (Res)



**67 Charles St KEW 3101 (REI)**

Agent Comments

 **5**  **4**  **1**

**Price:** \$3,516,000

**Method:** Auction Sale

**Date:** 28/10/2017

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 907 sqm approx