

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

6/78 Studley Park Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,395,000 Property Type Townhouse Suburb Kew

Period - From 28/05/2023 to 27/05/2024 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	1/37 Wills St KEW 3101	\$1,485,000	05/12/2023
2	2/5 North St RICHMOND 3121	\$1,390,000	02/03/2024
3	13a Laity St RICHMOND 3121	\$1,343,500	04/05/2024

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:

28/05/2024 15:43



3 3 2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median Townhouse Price

28/05/2023 - 27/05/2024: \$1,395,000

Comparable Properties



1/37 Wills St KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,485,000

Method: Sold Before Auction

Date: 05/12/2023

Property Type: Townhouse (Res)



2/5 North St RICHMOND 3121 (REI/VG)

Agent Comments

4 2 1

Price: \$1,390,000

Method: Auction Sale

Date: 02/03/2024

Property Type: Townhouse (Res)



13a Laity St RICHMOND 3121 (REI)

Agent Comments

4 3 2

Price: \$1,343,500

Method: Auction Sale

Date: 04/05/2024

Property Type: House (Res)

Account - Marshall White | P: 03 9822 9999