

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

102/307 BARKERS 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$837,500

Property type

Unit

Suburb

Kew

Period-from

01 May 2023

to

30 Apr 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

4/29 BELL STREET HAWTHORN VIC 3122	\$445,000	28-Feb-24
2/910 GLENFERRIE ROAD KEW VIC 3101	\$450,000	11-Feb-24
5/757 BURWOOD ROAD HAWTHORN EAST VIC 3123	\$465,000	06-Apr-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: 07 May 2024



**4/29 BELL STREET HAWTHORN
VIC 3122**

Sold Price **\$445,000** Sold Date **28-Feb-24**

1 1 1

Distance **0.56km**



**2/910 GLENFERRIE ROAD KEW VIC
3101**

Sold Price **\$450,000** Sold Date **11-Feb-24**

1 1 1

Distance **0.92km**



**5/757 BURWOOD ROAD
HAWTHORN EAST VIC 3123**

Sold Price ^{RS} **\$465,000** Sold Date **06-Apr-24**

1 1 1

Distance **1.08km**

RS = Recent sale

UN = Undisclosed Sale

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