## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Address	2/283 Barkers Road, Kew Vic 3101
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$837,500	Pro	perty Type	Unit		Suburb	Kew
Period - From	01/07/2023	to	30/09/2023		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

Add	dress of comparable property	Price	Date of sale
1	7/150 Power St HAWTHORN 3122	\$872,000	15/11/2023
2	2/94 Liddiard St HAWTHORN 3122	\$810,000	18/10/2023
3	4/12-14 Foley St KEW 3101	\$802,000	23/09/2023

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	28/11/2023 11:09









Rooms: 3

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$850,000 - \$900,000 **Median Unit Price** September quarter 2023: \$837,500

# Comparable Properties



7/150 Power St HAWTHORN 3122 (REI)





Price: \$872,000 Method: Auction Sale Date: 15/11/2023 Property Type: Unit

**Agent Comments** 



2/94 Liddiard St HAWTHORN 3122 (REI)

**———** 2



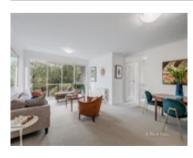




Price: \$810,000

Method: Sold Before Auction

Date: 18/10/2023 Property Type: Unit Agent Comments



4/12-14 Foley St KEW 3101 (REI)



Price: \$802.000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit

Agent Comments

Account - Nelson Alexander | P: 03 98548888 | F: 03 94177408



