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

409 Barkers Road, Kew Vic 3101

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,100,000		&		\$3,400,000			
Median sale p	rice							
Median price	\$2,500,000	Pro	operty Type	Ηοι	ise		Suburb	Kew
Period - From	01/10/2023	to	31/12/2023		So	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	11 Uvadale Gr KEW 3101	\$3,300,000	21/10/2023
2	6 Burne Ct KEW 3101	\$3,100,000	09/09/2023
3			

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:

31/01/2024 08:56







Property Type: House Land Size: 806 sqm approx Agent Comments

COLLINGS

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Indicative Selling Price \$3,100,000 - \$3,400,000 **Median House Price** December guarter 2023: \$2,500,000

Comparable Properties



11 Uvadale Gr KEW 3101 (REI)



Price: \$3,300,000 Method: Auction Sale Date: 21/10/2023 Property Type: House Land Size: 751 sqm approx Agent Comments

6 Burne Ct KEW 3101 (REI/VG) **2**

Agent Comments

Price: \$3,100,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 801 sqm approx

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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.

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propertydata



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