

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 consumer.vic.gov.au/underquoting

Range between

\$3,100,000

&

\$3,400,000

Median sale price

Median price

\$2,500,000

Property Type

House

Suburb

Kew

Period - From

01/10/2023

to

31/12/2023

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	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

Comparable Properties



11 Uvadale Gr KEW 3101 (REI)

Agent Comments



Price: \$3,300,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House

Land Size: 751 sqm approx



6 Burne Ct KEW 3101 (REI/VG)

Agent Comments



Price: \$3,100,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 801 sqm approx

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.