

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

g01/189 Barkers Road, Kew Vic 3101

Indicative selling price

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

Single price \$690,000

Median sale price

Median price \$837,500

Property 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	Price	Date of sale
1	1010/1 Acacia Pl ABBOTSFORD 3067	\$700,000	06/10/2023
2	101/307 Barkers Rd KEW 3101	\$695,000	29/06/2023
3	105/189 Barkers Rd KEW 3101	\$630,000	10/08/2023

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:

21/11/2023 08:43



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$690,000

Median Unit Price

September quarter 2023: \$837,500

Comparable Properties



1010/1 Acacia Pl ABBOTSFORD 3067 (REI)

Agent Comments

2 2 2

Price: \$700,000

Method: Private Sale

Date: 06/10/2023

Property Type: Apartment



101/307 Barkers Rd KEW 3101 (REI/VG)

Agent Comments

2 2 1

Price: \$695,000

Method: Private Sale

Date: 29/06/2023

Property Type: Unit

105/189 Barkers Rd KEW 3101 (VG)

Agent Comments

2 - -

Price: \$630,000

Method: Sale

Date: 10/08/2023

Property Type: Strata Unit/Flat

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