### 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	cons	sumer.vic.gov.au	/underquoting	)	
Single pric	e \$690,000					
Median sale p	rice					
Median price	\$837,500	Pro	operty Type Unit		Suburb	Kew
Period - From	01/07/2023	to	30/09/2023	Sourc	e 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.

Ade	dress of comparable property	Price	Date of sale
1	1010/1 Acacia PI 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



# Nelson Alexander





**Property Type:** Apartment Agent Comments

Indicative Selling Price \$690,000 Median Unit Price September quarter 2023: \$837,500

## **Comparable Properties**



1010/1 Acacia PI ABBOTSFORD 3067 (REI)



Price: \$700,000 Method: Private Sale Date: 06/10/2023 Property Type: Apartment

Agent Comments

Agent Comments



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

2 2 2 2

Price: \$695,000 Method: Private Sale Date: 29/06/2023 Property Type: Unit

105/189 Barkers Rd KEW 3101 (VG)



Agent Comments

Price: \$630,000 Method: Sale Date: 10/08/2023 Property Type: Strata Unit/Flat

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





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