

# Statement of Information

## Multiple residential properties located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address 2-4 Barenya Court, Kew (OVERTURE) – Townhouses & Apartments

### Indicative selling price townhouses

Unit type or class	Single price		Lower price	&	Higher price
3 Bed, 2 Bath, 2 Carpark – GROUP A	\$*	Or range between	\$*1,550,000		\$1,700,000
3 Bed, 2 Bath, 2 Carpark – GROUP B	\$*2,590,000	Or range between	\$*		\$
3 Bed, 2 Bath, 3 Carpark – GROUP C	\$*	Or range between	\$*2,380,000		\$2,537,500
3 Bed, 3 Bath, 2 Carpark – GROUP D	\$*2,200,000	Or range between	\$*		\$
3 Bed, 3 Bath, 3 Carpark – GROUP E	\$*3,080,000	Or range between	\$*		\$

### Indicative selling price apartments

Unit type or class	Single price		Lower price	&	Higher price
3 Bed, 2 Bath, 2 Carpark – GROUP A	\$*1,823,750	Or range between	\$*		\$
3 Bed, 3 Bath, 2 Carpark – GROUP B	\$*	Or range between	\$*1,720,000		\$1,880,000

### Suburb unit median sale price

Median price \$721,000

Suburb Kew

Period - From

01/07/18

To

30/06/19

Source

REIV

## Comparable property sales townhouses

### Unit type or class

	Address of comparable unit	Price	Date of sale
GROUP A	1 2/11a Hawthorn Gr HAWTHORN 3122 VIC	\$1,550,000	03/08/2019
	2 1/847 Glenferrie Rd KEW 3101 VIC	\$1,600,000	17/08/2019
	3	\$	

The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

### Unit type or class

#### Address of comparable unit

GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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### Unit type or class

#### Address of comparable unit

GROUP C	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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### Unit type or class

#### Address of comparable unit

GROUP D	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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## Comparable property sales apartments

### Unit type or class

#### Address of comparable unit

GROUP A	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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### Unit type or class

#### Address of comparable unit

GROUP B	The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.
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This Statement of Information was prepared on:

17/09/2019