Statement of Information

Multiple residential properties located in the Melbourne metropolitan area

Cinala prica

Single price

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
3 Bed, 2 Bath, 2 Carpark – GROUP A	\$*
3 Bed, 2 Bath, 2 Carpark – GROUP B	\$*2,590,000
3 Bed, 2 Bath, 3 Carpark – GROUP C	\$*
3 Bed, 3 Bath, 2 Carpark – GROUP D	\$*2,200,000
3 Bed, 3 Bath, 3 Carpark – GROUP E	\$*3,080,000

Or range between
Or range between
Or range between
Or range between
Or range

Lower price		Higher price
\$*1,550,000	&	\$1,700,000
\$*	&	\$
\$*2,380,000	&	\$2,537,500
\$*	&	\$
\$*	&	\$

Indicative selling price apartments

Unit type or class

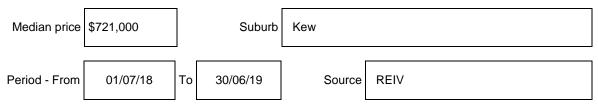
	Siligle price
3 Bed, 2 Bath, 2 Carpark – GROUP A	\$*1,823,750
3 Bed, 3 Bath, 2 Carpark – GROUP B	\$*

Or range between
Or range
hetween

Lower price
\$ *
\$*1,720,000

	Higher price
&	\$
&	\$1,880,000

Suburb unit median sale price





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.

Unit type or class

Address of comparable unit

	The estate agent or agent's representative reasonably believes that fewer than three
GROUP C	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

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

Comparable property sales apartments

Unit type or class

Address of comparable unit

	The estate agent or agent's representative reasonably believes that fewer than three
GROUP A	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

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

This Statement of Information was prepared on:

