

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

5/393 Barkers Road, Kew Vic 3101

Indicative selling price

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

Single Price

\$1,050,000

Median sale price

Median price

\$705,000

House

Unit

X

Suburb

Kew

Period - From

01/10/2017

to

30/09/2018

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	2/1 Gascoyne St CANTERBURY 3126	\$1,205,000	05/05/2018
2	3/54 Sackville St KEW 3101	\$1,107,500	06/10/2018
3	6/1219 Burke Rd KEW 3101	\$1,000,000	25/08/2018

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.

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Rooms:
Property Type: Strata Unit/Flat
Land Size: 296 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000
Median Unit Price
Year ending September 2018: \$705,000

Comparable Properties



2/1 Gascoyne St CANTERBURY 3126 (REI/VG) Agent Comments

3 2 1

Price: \$1,205,000
Method: Auction Sale
Date: 05/05/2018
Rooms: 4
Property Type: Townhouse (Res)



3/54 Sackville St KEW 3101 (REI) Agent Comments

3 2 2

Price: \$1,107,500
Method: Auction Sale
Date: 06/10/2018
Rooms: -
Property Type: Townhouse (Res)



6/1219 Burke Rd KEW 3101 (REI/VG) Agent Comments

3 1 2

Price: \$1,000,000
Method: Auction Sale
Date: 25/08/2018
Rooms: 5
Property Type: Unit