

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	1/109 Barkers Road, Kew Vic 3101
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Indicative selling price

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

Range between	\$1,375,000	&	\$1,495,000
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Median sale price

Median price	\$1,824,500	House	X	Unit		Suburb	Kew
Period - From	01/01/2019	to	31/03/2019	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	240 Barkers Rd HAWTHORN 3122	\$1,600,000	12/06/2019
2	16 Morang Rd HAWTHORN 3122	\$1,525,000	23/03/2019
3	45 Edgevale Rd KEW 3101	\$1,430,000	16/03/2019

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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Indicative Selling Price

\$1,375,000 - \$1,495,000

Median House Price

March quarter 2019: \$1,824,500



3 2 2

Rooms:
Property Type:
Land Size: 334 sqm approx
Agent Comments

Comparable Properties



240 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

4 2 2

Price: \$1,600,000
Method: Sold Before Auction
Date: 12/06/2019
Rooms: 6
Property Type: House (Res)



16 Morang Rd HAWTHORN 3122 (REI/VG)

Agent Comments

3 2 -

Price: \$1,525,000
Method: Private Sale
Date: 23/03/2019
Rooms: -
Property Type: House
Land Size: 146 sqm approx



45 Edgevale Rd KEW 3101 (REI/VG)

Agent Comments

3 2 -

Price: \$1,430,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 4
Property Type: House (Res)
Land Size: 199 sqm approx