

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	311a 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	\$1,550,000	&	\$1,700,000
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Median sale price

Median price	\$2,005,000	House	X	Unit		Suburb	Kew
Period - From	01/07/2018	to	30/06/2019	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	8/40 Walpole St KEW 3101	\$1,670,000	22/06/2019
2	5/27 Auburn Gr HAWTHORN EAST 3123	\$1,566,000	22/06/2019
3	1/109 Barkers Rd KEW 3101	\$1,550,000	26/07/2019

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.

Annabelle Feng
8888 2000
0409 384 144
afeng@rtedgar.com.au

Indicative Selling Price
\$1,550,000 - \$1,700,000
Median House Price
Year ending June 2019: \$2,005,000



Rooms:
Property Type: House (Previously Occupied - Detached)
Agent Comments

Comparable Properties



8/40 Walpole St KEW 3101 (REI/VG)

Agent Comments



Price: \$1,670,000
Method: Auction Sale
Date: 22/06/2019
Rooms: -
Property Type: House (Res)



5/27 Auburn Gr HAWTHORN EAST 3123 (REI)

Agent Comments



Price: \$1,566,000
Method: Auction Sale
Date: 22/06/2019
Rooms: 7
Property Type: Townhouse (Res)



1/109 Barkers Rd KEW 3101 (REI)

Agent Comments



Price: \$1,550,000
Method: Sold Before Auction
Date: 26/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 334 sqm approx