

# 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

104/307 Barkers Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$630,000

### Median sale price

Median price \$843,000 Property Type Unit Suburb Kew

Period - From 01/10/2020 to 30/09/2021 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	106/39 Riversdale Rd HAWTHORN 3122	\$660,000	03/10/2021
2	101/5-7 Montrose St HAWTHORN EAST 3123	\$600,000	23/09/2021
3	301/1 Porter St HAWTHORN EAST 3123	\$590,000	24/09/2021

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.~~

This Statement of Information was prepared on:

03/11/2021 14:16

104/307 Barkers Road, Kew Vic 3101



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$590,000 - \$630,000

**Median Unit Price**

Year ending September 2021: \$843,000

## Comparable Properties



**106/39 Riversdale Rd HAWTHORN 3122 (REI)**

Agent Comments



**Price:** \$660,000

**Method:** Private Sale

**Date:** 03/10/2021

**Property Type:** Apartment



**101/5-7 Montrose St HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$600,000

**Method:** Private Sale

**Date:** 23/09/2021

**Property Type:** Apartment



**301/1 Porter St HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$590,000

**Method:** Private Sale

**Date:** 24/09/2021

**Property Type:** Apartment

**Account** - WBP Property Valuers | P: 03 95893886



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