

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

101/187 BARKERS ROAD KEW VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Kew

Period-from

01 Dec 2023

to

30 Nov 2024

Source

Corelogic

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 6 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

204/4 WILLSMERE ROAD KEW VIC 3101	\$1,925,000	07-Jun-24
2/68 WALPOLE STREET KEW VIC 3101	\$1,750,000	14-Nov-24
104/281 BARKERS ROAD KEW VIC 3101	\$1,130,000	03-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 18 December 2024



204/4 WILLSMERE ROAD KEW VIC 3101 Sold Price **\$1,925,000** Sold Date **07-Jun-24**

 3  2  2

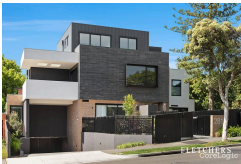
Distance **1.69km**



2/68 WALPOLE STREET KEW VIC 3101 Sold Price ^{RS} **\$1,750,000** ^{UN} Sold Date **14-Nov-24**

 3  2  2

Distance **1.44km**



104/281 BARKERS ROAD KEW VIC 3101 Sold Price **\$1,130,000** Sold Date **03-Sep-24**

 3  2  2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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