

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

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

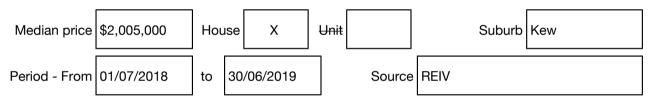
ess 311a Barkers Road, Kew Vic 3101 and ode

Indicative selling price

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

 Range between
 \$1,550,000
 &
 \$1,700,000

Median sale price



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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088

propertydata

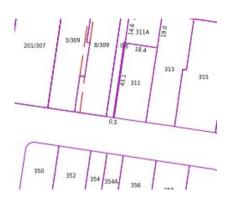
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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.



311a Barkers Road, Kew Vic 3101

RT Edgar





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

Comparable Properties



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



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



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)

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

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