

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

G05/281 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$817,500

Property type

Unit

Suburb

Kew

Period-from

01 Mar 2023

to

29 Feb 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

| | | |
|---|-----------|-----------|
| 116/369 HIGH STREET KEW VIC 3101 | \$562,000 | 16-Dec-23 |
| G20/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123 | \$596,000 | 10-Dec-23 |
| 116/369 HIGH STREET KEW VIC 3101 | \$562,000 | 16-Dec-23 |

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: 26 March 2024



116/369 HIGH STREET KEW VIC 3101

1 1 1

Sold Price

\$562,000

Sold Date

16-Dec-23

Distance

1.28km



G20/35 CAMBERWELL ROAD HAWTHORN EAST VIC 3123

1 1 1

Sold Price

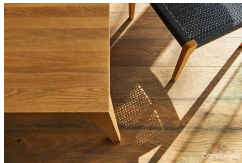
\$596,000

Sold Date

10-Dec-23

Distance

1.36km



116/369 HIGH STREET KEW VIC 3101

1 1 1

Sold Price

\$562,000

Sold Date

16-Dec-23

Distance

1.31km

RS = Recent sale

UN = Undisclosed Sale

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