

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

\$1,330,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$890,000

Property type

Unit

Suburb

Kew

Period-from

01 Feb 2024

to

31 Jan 2025

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

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: 24 February 2025

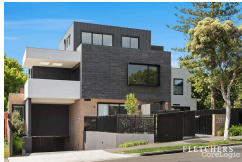


**2/68 WALPOLE STREET KEW VIC
3101**

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 **0.72km**

RS = Recent sale

UN = Undisclosed Sale

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