

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

G10/307 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

\$620,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$850,000

Property type

Unit

Suburb

Kew

Period-from

01 Oct 2019

to

30 Sep 2020

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

103/307 Barkers Road Kew VIC 3101	\$610,000	27-May-20
8/185 Auburn Road Hawthorn VIC 3122	\$680,000	04-Jul-20
401/8 Luton Lane Hawthorn VIC 3122	\$661,000	12-Sep-20

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: 08 October 2020



103/307 Barkers Road Kew VIC 3101

Sold Price **\$610,000** Sold Date **27-May-20**

 2  2  1

Distance -



8/185 Auburn Road Hawthorn VIC 3122

Sold Price **\$680,000** Sold Date **04-Jul-20**

 2  2  1

Distance **1.19km**



401/8 Luton Lane Hawthorn VIC 3122

Sold Price ^{RS} **\$661,000** ^{UN} Sold Date **12-Sep-20**

 2  2  1

Distance **1.3km**

RS = Recent sale **UN** = Undisclosed Sale

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