

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 **205/191 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)

Range between **\$580,000** & **\$620,000**

Median sale price

Median price **\$690,000** Property type **Unit** Suburb **Kew**
Period - From **01/10/2024** to **31/12/2024** Source **REIV**

Comparable property sales

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. 102/191 Barkers Road Kew VIC 3101	\$610,000	09/12/2024
2. 101/191 Barkers Road Kew VIC 3101	\$640,000	07/08/2024
3. 1/56 Princess Street Kew VIC 3101	\$650,000	20/08/2024

This Statement of Information was prepared on: **31/01/2025**