

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

g12/307 Barkers Road, Kew Vic 3101

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$724,500 Property Type Unit Suburb Kew

Period - From 26/07/2020 to 25/07/2021 Source REIV

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	114/140 Cotham Rd KEW 3101	\$690,000	13/05/2021
2	202/77 High St KEW 3101	\$660,000	07/04/2021
3	407/862 Glenferrie Rd HAWTHORN 3122	\$650,000	05/03/2021

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.~~

This Statement of Information was prepared on:

26/07/2021 11:16

Peter Perrignon

03 9421 7100

0418 566 846

peter.perrignon@belleproperty.com

Indicative Selling Price

\$650,000 - \$700,000

Median Unit Price

26/07/2020 - 25/07/2021: \$724,500



2 2 1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



114/140 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

2 2 1

Price: \$690,000

Method: Sold Before Auction

Date: 13/05/2021

Property Type: Apartment



202/77 High St KEW 3101 (REI/VG)

Agent Comments

2 2 1

Price: \$660,000

Method: Private Sale

Date: 07/04/2021

Property Type: Apartment



407/862 Glenferrie Rd HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 1

Price: \$650,000

Method: Private Sale

Date: 05/03/2021

Property Type: Apartment