

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

G04/191 Barkers Road, Kew Vic 3101

Indicative selling price

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

Range between \$410,000 & \$450,000

Median sale price

Median price \$805,500 Property Type Unit Suburb Kew

Period - From 01/01/2022 to 31/12/2022 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	109/577 Glenferrie Rd HAWTHORN 3122	\$470,000	03/12/2022
2	216/862 Glenferrie Rd HAWTHORN 3122	\$430,000	17/01/2023
3	106/41 Walpole St KEW 3101	\$425,000	22/12/2022

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:

18/01/2023 15:37



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Property Type:

Agent Comments

Indicative Selling Price

\$410,000 - \$450,000

Median Unit Price

Year ending December 2022: \$805,500

Comparable Properties



109/577 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**

1
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 1

Price: \$470,000

Method: Private Sale

Date: 03/12/2022

Property Type: Apartment



216/862 Glenferrie Rd HAWTHORN 3122 (REI) **Agent Comments**

1
 1
 1

Price: \$430,000

Method: Private Sale

Date: 17/01/2023

Property Type: Apartment



106/41 Walpole St KEW 3101 (REI)

Agent Comments

1
 1
 1

Price: \$425,000

Method: Private Sale

Date: 22/12/2022

Property Type: Apartment

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