

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 3/29 Barrington Avenue, Kew Vic 3101

Indicative selling price

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

Single price \$575,000

Median sale price

Median price \$687,000

House

Unit

X

Suburb Kew

Period - From 01/01/2018

to 31/03/2018

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	11/7-9 James Av KEW 3101	\$570,000	21/11/2017
2	3/48 Princess St KEW 3101	\$563,000	24/02/2018
3	13/60 Princess St KEW 3101	\$562,000	07/04/2018

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.



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Rooms:
Property Type: Apartment
Agent Comments

Indicative Selling Price
 \$575,000

Median Unit Price
 March quarter 2018: \$687,000

Please be advised 2/29 Barrington ave Kew was sold for \$642,000 on 19/03/2018. Although this property is located in the same complex it was updated and had a more appealing floorplan than Apartment 3.

Comparable Properties



11/7-9 James Av KEW 3101 (REI/VG)

Agent Comments

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Price: \$570,000
Method: Private Sale
Date: 21/11/2017
Rooms: -
Property Type: Apartment



3/48 Princess St KEW 3101 (REI)

Agent Comments

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Price: \$563,000
Method: Auction Sale
Date: 24/02/2018
Rooms: 3
Property Type: Apartment



13/60 Princess St KEW 3101 (REI)

Agent Comments

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Price: \$562,000
Method: Auction Sale
Date: 07/04/2018
Rooms: -
Property Type: Apartment