

## 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

102/307 BARKERS ROAD KEW VIC 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$420,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$857,000

Property type

Unit

Suburb

Kew

Period-from

01 Jun 2023

to

31 May 2024

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

|                                    |           |           |
|------------------------------------|-----------|-----------|
| 4/29 BELL STREET HAWTHORN VIC 3122 | \$445,000 | 28-Feb-24 |
| 2/910 GLENFERRIE ROAD KEW VIC 3101 | \$450,000 | 11-Feb-24 |
| 303/140 COTHAM ROAD KEW VIC 3101   | \$455,000 | 04-Jun-24 |

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: 19 June 2024



## 4/29 BELL STREET HAWTHORN VIC 3122

Sold Price **\$445,000** Sold Date **28-Feb-24**

1 1 1

Distance **0.56km**



## 2/910 GLENFERRIE ROAD KEW VIC 3101

Sold Price **\$450,000** Sold Date **11-Feb-24**

1 1 1

Distance **0.92km**



## 303/140 COTHAM ROAD KEW VIC 3101

Sold Price <sup>RS</sup> **\$455,000** Sold Date **04-Jun-24**

1 1 1

Distance **0.93km**

RS = Recent sale

UN = Undisclosed Sale

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