

# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address	102/191 Barkers Road, Kew Vic 3101
Including suburb and	,
postcode	

### Indicative selling price

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

Range between	\$630,000	&	\$693,000
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# Median sale price

Median price	\$730,000	Hou	se	Unit	Х	Suburb	Kew
Period - From	01/04/2017	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.

Ad	dress of comparable property	Price	Date of sale
1	4/27 Pakington St KEW 3101	\$687,000	24/03/2018
2	1/14 Foley St KEW 3101	\$685,000	19/10/2017
3	G01/121 Barkers Rd KEW 3101	\$680,000	23/01/2018

#### 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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**Indicative Selling Price** \$630,000 - \$693,000 **Median Unit Price** 

Year ending March 2018: \$730,000



Rooms: **Property Type: Agent Comments** 

# **Comparable Properties**



4/27 Pakington St KEW 3101 (REI)





Price: \$687,000 Method: Auction Sale Date: 24/03/2018

Rooms: -

**Property Type:** Apartment

Agent Comments



1/14 Foley St KEW 3101 (REI)







Price: \$685,000

Method: Sold Before Auction

Date: 19/10/2017

Rooms: 3

Property Type: Apartment

**Agent Comments** 



G01/121 Barkers Rd KEW 3101 (REI)





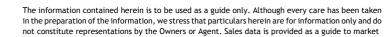
Price: \$680,000 Method: Private Sale Date: 23/01/2018

Rooms: 4

**Property Type:** Apartment

Agent Comments

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activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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