

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	3/385 Barkers Road, Kew Vic 3101
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Indicative selling price

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

Range between	\$1,000,000	&	\$1,100,000
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Median sale price

Median price	\$879,250	House		Unit	X	Suburb	Kew
Period - From	01/07/2017	to	30/09/2017	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	2/8 Pleasant Av KEW 3101	\$1,080,000	07/07/2017
2	3/33 Parkhill Rd KEW 3101	\$1,007,000	12/08/2017
3	1/332 Barkers Rd HAWTHORN 3122	\$990,000	05/08/2017

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.~~



3 2 2

Rooms:
Property Type: Townhouse (Res)
Land Size: 2163.402 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,100,000
Median Unit Price
 September quarter 2017: \$879,250

Comparable Properties



2/8 Pleasant Av KEW 3101 (REI)

Agent Comments

3 2 1

Price: \$1,080,000
Method: Auction Sale
Date: 07/07/2017
Rooms: -
Property Type: Unit
Land Size: 151 sqm approx



3/33 Parkhill Rd KEW 3101 (REI)

Agent Comments

3 2 1

Price: \$1,007,000
Method: Auction Sale
Date: 12/08/2017
Rooms: -
Property Type: Townhouse (Res)



1/332 Barkers Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$990,000
Method: Auction Sale
Date: 05/08/2017
Rooms: 4
Property Type: House (Res)