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	1 Barnard Grove, Kew Vic 3101

Indicative selling price

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

Range between $1,750,000 & $1,850,000

Median sale price

Median price $2,950,000 Property Type House Suburb Kew

Period - From 30/06/2022 to 29/06/2023 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	15 Lower Dr KEW 3101	$1,880,000	09/05/2023
2	1 Beckwith Av ALPHINGTON 3078	$1,785,000	28/04/2023
3	7 Linnaker Pl KEW 3101	$1,700,000	18/05/2023

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: 30/06/2023 14:43

1 Barnard Grove, Kew Vic 3101



4 3 2

Rooms: 6
Property Type: House
Land Size: 225sqm sqm approx

Agent Comments

Indicative Selling Price
$1,750,000 - $1,850,000
Median House Price
30/06/2022 - 29/06/2023: $2,950,000

Comparable Properties



15 Lower Dr KEW 3101 (REI)

- - -

Price: $1,880,000
Method: Private Sale
Date: 09/05/2023
Property Type: House (Res)

Agent Comments



1 Beckwith Av ALPHINGTON 3078 (REI)

4 3 2

Price: $1,785,000
Method: Private Sale
Date: 28/04/2023
Property Type: House

Agent Comments



7 Linnaker Pl KEW 3101 (REI)

3 2 2

Price: $1,700,000
Method: Sold Before Auction
Date: 18/05/2023
Property Type: House

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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