

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

104/281 Barkers Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,180,000

&

\$1,290,000

Median sale price

Median price \$1,350,000

Property Type Townhouse

Suburb Kew

Period - From 13/08/2023

to

12/08/2024

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	15/3 Glenroy Rd HAWTHORN 3122	\$1,205,000	10/08/2024
2	707/1 Drill St HAWTHORN 3122	\$1,100,000	04/07/2024
3	5/340 Cotham Rd KEW 3101	\$1,275,000	01/06/2024

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:

13/08/2024 13:01

104/281 Barkers Road, Kew Vic 3101

**Jellis
Craig**

Nick O'Halloran

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Indicative Selling Price

\$1,180,000 - \$1,290,000

Median Townhouse Price

13/08/2023 - 12/08/2024: \$1,350,000



3 2 2

Property Type: Apartment

Agent Comments

Comparable Properties



15/3 Glenroy Rd HAWTHORN 3122 (REI)

Agent Comments

3 2 1

Price: \$1,205,000

Method: Auction Sale

Date: 10/08/2024

Property Type: Unit



707/1 Drill St HAWTHORN 3122 (REI)

Agent Comments

3 2 2

Price: \$1,100,000

Method: Private Sale

Date: 04/07/2024

Property Type: Unit



5/340 Cotham Rd KEW 3101 (REI/VG)

Agent Comments

3 2 2

Price: \$1,275,000

Method: Auction Sale

Date: 01/06/2024

Property Type: Unit

Account - Jellis Craig | P: 98305966



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