

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

31 Barry Street, Kew Vic 3101

Indicative selling price

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

Range between \$4,500,000

&

\$4,900,000

Median sale price

Median price \$2,745,500

Property Type House

Suburb Kew

Period - From 01/07/2023

to

30/06/2024

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	5 Redmond St KEW 3101	\$4,750,000	20/04/2024
2	63 Wellington St KEW 3101	\$4,900,000	16/03/2024
3			

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:

28/08/2024 09:02



4 2 2

Property Type: House
Land Size: 1043 sqm approx
Agent Comments

Indicative Selling Price
\$4,500,000 - \$4,900,000
Median House Price
Year ending June 2024: \$2,745,500

Comparable Properties



5 Redmond St KEW 3101 (REI/VG)

Agent Comments

5 4 2

Price: \$4,750,000
Method: Auction Sale
Date: 20/04/2024
Property Type: House (Res)
Land Size: 728 sqm approx



63 Wellington St KEW 3101 (REI/VG)

Agent Comments

4 3 4

Price: \$4,900,000
Method: Private Sale
Date: 16/03/2024
Property Type: House (Res)
Land Size: 918 sqm approx

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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