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	37 Barkers Road, Kew Vic 3101

Indicative selling price

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

Single price $1,380,000

Median sale price

Median price $2,810,000 Property Type House Suburb Kew

Period - From 01/07/2024 to 30/09/2024 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	75 Mary St RICHMOND 3121	$1,350,000	17/08/2024
2	56 Canterbury St RICHMOND 3121	$1,210,000	27/07/2024
3	7 Mitchell St RICHMOND 3121	$1,325,000	22/06/2024

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: 19/10/2024 11:09

37 Barkers Road, Kew Vic 3101

MARSHALL WHITE



3 1 0

Property Type: House

Agent Comments

Indicative Selling Price
$1,380,000
Median House Price
September quarter 2024: $2,810,000

Comparable Properties



75 Mary St RICHMOND 3121 (REI)

2 1 -

Price: $1,350,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 150 sqm approx

Agent Comments



56 Canterbury St RICHMOND 3121 (REI/VG)

2 1 2

Price: $1,210,000
Method: Auction Sale
Date: 27/07/2024
Property Type: House (Res)
Land Size: 185 sqm approx

Agent Comments



7 Mitchell St RICHMOND 3121 (REI/VG)

3 1 -

Price: $1,325,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 153 sqm approx

Agent Comments

Account - Marshall White | P: 03 9822 9999

REIV THE DIFFERENCE | propertydata.com.au

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