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	91 Barkers Road, Kew, VIC 3101

Indicative selling price

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

Single price		or range between	$4,000,000	&	$4,400,000

Median sale price

Median price	$2,745,500	Property type	House	Suburb	Kew
Period - From	07/04/2024	to	06/10/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	31 Barry St, Kew Vic	$4,350,000	07/09/2024
2	12 Walmer St, Kew Vic	$4,250,000	24/08/2024
3	95 Barkers Rd, Kew Vic	$4,200,000	23/05/2024

This Statement of Information was prepared on: 07/10/2024

CONSUMER AFFAIRS VICTORIA