

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 6/175 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$739,000 Property Type Unit Suburb Kew

Period - From 01/10/2018 to 30/09/2019 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	1/10 Hartwood St KEW EAST 3102	\$756,000	31/08/2019
2	4/3 Station St KEW EAST 3102	\$728,000	07/09/2019
3	6/10 Grange Rd KEW 3101	\$695,000	22/10/2019

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: 20/11/2019 11:24



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



1/10 Hartwood St KEW EAST 3102 (REI)



Agent Comments

smaller with 2 bedrooms, 1 bathroom but similar condition

Price: \$756,000

Method: Auction Sale

Date: 31/08/2019

Property Type: Unit



4/3 Station St KEW EAST 3102 (REI/VG)



Agent Comments

smaller with only 2 bedrooms but similar condition

Price: \$728,000

Method: Auction Sale

Date: 07/09/2019

Property Type: Villa



6/10 Grange Rd KEW 3101 (REI)



Agent Comments

Similar style but smaller floorplan

Price: \$695,000

Method: Private Sale

Date: 22/10/2019

Property Type: Apartment