

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

11/24 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$800,000 & \$850,000

Median sale price

Median price \$800,000 Property Type Unit Suburb Kew

Period - From 26/09/2022 to 25/09/2023 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	407/369 High St KEW 3101	\$841,000	10/05/2023
2	6/2a Fenwick St KEW 3101	\$827,000	18/05/2023
3	222/369 High St KEW 3101	\$800,000	05/07/2023

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:

26/09/2023 14:04



2 2 1

Property Type: House (Res)

Agent Comments

Comparable Properties



407/369 High St KEW 3101 (REI)

Agent Comments

2 2 2

Price: \$841,000

Method: Sold Before Auction

Date: 10/05/2023

Property Type: Apartment



6/2a Fenwick St KEW 3101 (REI/VG)

Agent Comments

2 1 1

Price: \$827,000

Method: Sold Before Auction

Date: 18/05/2023

Property Type: Apartment

222/369 High St KEW 3101 (REI/VG)

Agent Comments

2 2 1

Price: \$800,000

Method: Private Sale

Date: 05/07/2023

Property Type: Apartment