

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

57 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

Median price \$2,820,000 Property Type House Suburb Kew

Period - From 14/11/2022 to 13/11/2023 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	69 High St.S KEW 3101	\$2,985,000	13/10/2023
2			
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: 14/11/2023 11:02



Rooms: 9

Property Type: House (Res)

Land Size: 642 sqm approx

Agent Comments

Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

14/11/2022 - 13/11/2023: \$2,820,000

Comparable Properties



69 High St.S KEW 3101 (REI)



Price: \$2,985,000

Method: Private Sale

Date: 13/10/2023

Property Type: House

Land Size: 1022 sqm approx

Agent Comments

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.