

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

308/140 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$720,000 Property Type Unit Suburb Kew

Period - From 29/01/2023 to 28/01/2024 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 | 502/121 Power St HAWTHORN 3122 | \$1,100,000 | 02/11/2023 |
| 2 | 702/112 High St.S KEW 3101 | \$1,050,000 | 08/11/2023 |
| 3 | 806/112 High St.S KEW 3101 | \$1,030,000 | 23/08/2023 |

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: 29/01/2024 11:31



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median Unit Price
29/01/2023 - 28/01/2024: \$720,000

Comparable Properties



502/121 Power St HAWTHORN 3122 (REI/VG) Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 02/11/2023
Property Type: Apartment



702/112 High St.S KEW 3101 (REI) Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 08/11/2023
Property Type: Apartment



806/112 High St.S KEW 3101 (REI) Agent Comments



Price: \$1,030,000
Method: Private Sale
Date: 23/08/2023
Property Type: Apartment

Account - Heavyside



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