Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sa	e
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Address	203/140 Cotham Road, Kew Vic 3101
Including suburb and	
postcode	

Indicative selling price

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

Single price \$550,000

Median sale price

Median price	\$789,500	Pro	perty Type Uni	t		Suburb	Kew
Period - From	01/07/2019	to	30/09/2019	So	urce	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

1	102/41 Walpole St KEW 3101	\$580,000	21/06/2019
2	510/12 Albert St HAWTHORN EAST 3123	\$535,000	19/08/2019
3	212/140 Cotham Rd KEW 3101	\$530,000	06/09/2019

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:	13/11/2019 17:49



Date of sale





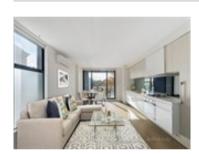


Rooms: 1

Property Type: Apartment **Agent Comments**

Indicative Selling Price \$550,000 **Median Unit Price** September quarter 2019: \$789,500

Comparable Properties



102/41 Walpole St KEW 3101 (REI)





Price: \$580,000 Method: Private Sale

Date: 21/06/2019 Property Type: Apartment **Agent Comments**



510/12 Albert St HAWTHORN EAST 3123 (REI) Agent Comments





Price: \$535,000 Method: Private Sale Date: 19/08/2019

Property Type: Apartment



212/140 Cotham Rd KEW 3101 (REI)



Price: \$530.000 Method: Private Sale Date: 06/09/2019

Property Type: Apartment

Agent Comments

Account - Williams Batters RE | P: 03 9866 4411 | F: 03 9866 4504



