

# 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

203/140 Cotham Road, Kew Vic 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$550,000

### Median sale price

Median price

\$789,500

Property Type

Unit

Suburb

Kew

Period - From

01/07/2019

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	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



**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)**

**Agent Comments**



**Price:** \$580,000

**Method:** Private Sale

**Date:** 21/06/2019

**Property Type:** Apartment



**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)**

**Agent Comments**



**Price:** \$530,000

**Method:** Private Sale

**Date:** 06/09/2019

**Property Type:** Apartment