

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

10/72 Cobden Street, Kew Vic 3101

Indicative selling price

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

Range between \$580,000

&

\$620,000

Median sale price

Median price \$735,000

Property Type Unit

Suburb Kew

Period - From 12/02/2019

to

11/02/2020

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	3/27 Pakington St KEW 3101	\$666,000	28/11/2019
2	6/33 Elphin Gr HAWTHORN 3122	\$545,000	26/10/2019
3	5/7-9 James Av KEW 3101		16/08/2019

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:

12/02/2020 18:15



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

12/02/2019 - 11/02/2020: \$735,000

Comparable Properties



3/27 Pakington St KEW 3101 (REI)

Agent Comments

2 1 1

Price: \$666,000

Method: Sold Before Auction

Date: 28/11/2019

Property Type: Apartment



6/33 Elphin Gr HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$545,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 3

Property Type: Apartment



5/7-9 James Av KEW 3101 (REI)

Agent Comments

2 1 1

Price:

Method: Private Sale

Date: 16/08/2019

Rooms: 4

Property Type: Apartment