

# 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

5/231 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)

Range between \$550,000

&

\$600,000

### Median sale price

Median price \$740,000

Property Type Unit

Suburb Kew

Period - From 07/12/2020

to

06/12/2021

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	4/107 Victoria Rd HAWTHORN EAST 3123	\$586,000	30/09/2021
2	10/88-92 Victoria Rd HAWTHORN EAST 3123	\$582,000	20/11/2021
3	6/36 Disraeli St KEW 3101	\$570,000	16/11/2021

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:

07/12/2021 10:20



**Rooms:** 3

**Property Type:** Flat

**Land Size:** 991.41 sqm approx

Agent Comments

**Indicative Selling Price**

\$550,000 - \$600,000

**Median Unit Price**

07/12/2020 - 06/12/2021: \$740,000

## Comparable Properties



**4/107 Victoria Rd HAWTHORN EAST 3123 (REI/VG)**

Agent Comments



**Price:** \$586,000

**Method:** Sold Before Auction

**Date:** 30/09/2021

**Property Type:** Unit



**10/88-92 Victoria Rd HAWTHORN EAST 3123 (REI)**

Agent Comments



**Price:** \$582,000

**Method:** Auction Sale

**Date:** 20/11/2021

**Property Type:** Apartment



**6/36 Disraeli St KEW 3101 (REI/VG)**

Agent Comments



**Price:** \$570,000

**Method:** Private Sale

**Date:** 16/11/2021

**Property Type:** Apartment

**Account - Philip Webb**