

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

312 & 314 Cotham Road Kew VIC 3101

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~

or range
between

\$6,500,000

&

\$7,000,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,550,000

Property type

House

Suburb

Kew

Period-from

01 Oct 2020

to

30 Sep 2021

Source

Corelogic

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 6 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

365 Cotham Road Kew VIC 3101	\$5,904,800	17-Mar-21
1289 Burke Road Kew VIC 3101	\$6,800,000	15-Oct-15
140-142 Cotham Road Kew VIC 3101	\$7,600,000	18-Sep-14

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 6 months.

This Statement of Information was prepared on: 16 October 2021



365 Cotham Road Kew VIC 3101

Sold Price

\$5,904,800

Sold Date

17-Mar-21



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Distance

0.34km

RS = Recent sale

UN = Undisclosed Sale

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