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 111/140 Cotham Road, Kew Vic 3101 | | | | | | | | | | | |
| Indicative selling price | | | | | | | | | | | |
| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | | | | |
| Range between \$1,250,000 | | | | & | | \$1,350,000 | | | | | |
| Median sale price | | | | | | | | | | | |
| Median price \$853,000 | | Pr | Property Type Unit | | | | Subu | rb Ke | w | | |
| Period - From 01/10/2020 | | to | 31/12/2020 | 31/12/2020 | | 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 | | | | | | | | | Price | | Date of sale |
| 1 | | | | | | | | | | | |
| 2 | | | | | | | | | | | |
| 3 | | | | | | | | | | | |
| 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: | | | | | | | | | 09/04/2021 15:58 | | |

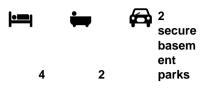


RT Edgar

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\$1,250,000 - \$1,350,000 **Median Unit Price** December quarter 2020: \$853,000

Indicative Selling Price



Rooms: 2 living rooms Property Type: Apartment

Agent Comments

storage cage x 2, powder room, security

Comparable Properties

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.

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088



