

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

2/24 Cotham Road, Kew Vic 3101

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$815,000 Property Type Unit Suburb Kew

Period - From 24/02/2020 to 23/02/2021 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	56/1 Domville Av HAWTHORN 3122	\$637,000	02/11/2020
2	409/17 Lynch St HAWTHORN 3122	\$610,000	13/11/2020
3	6/87-95 Denmark St KEW 3101	\$592,500	11/01/2021

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:

24/02/2021 11:34

Steve Burke

9818 1888

0448 331 653

sburke@hockingstuart.com.au

Indicative Selling Price

\$580,000 - \$630,000

Median Unit Price

24/02/2020 - 23/02/2021: \$815,000



2 1 1

Property Type: Apartment

Agent Comments

Comparable Properties



56/1 Domville Av HAWTHORN 3122 (REI)

Agent Comments

2 1 1

Price: \$637,000

Method: Auction Sale

Date: 02/11/2020

Property Type: Apartment



409/17 Lynch St HAWTHORN 3122 (REI/VG)

Agent Comments

2 2 1

Price: \$610,000

Method: Private Sale

Date: 13/11/2020

Property Type: Apartment



6/87-95 Denmark St KEW 3101 (REI)

Agent Comments

2 2 2

Price: \$592,500

Method: Private Sale

Date: 11/01/2021

Property Type: Apartment