

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

6/231 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$2,699,500

Property type

House

Suburb

Kew

Period-from

01 Mar 2024

to

28 Feb 2025

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

4/32 WIMBA AVENUE KEW VIC 3101	\$639,000	19-Nov-24
3/174 COTHAM ROAD KEW VIC 3101	\$683,500	13-Dec-24
9/25 DERBY STREET KEW VIC 3101	\$620,000	10-Dec-24

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.~~

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4/32 WIMBA AVENUE KEW VIC 3101

2 1 1

Sold Price **\$639,000** Sold Date **19-Nov-24**

Distance **0.35km**



3/174 COTHAM ROAD KEW VIC 3101

2 1 1

Sold Price **\$683,500** Sold Date **13-Dec-24**

Distance **0.72km**



9/25 DERBY STREET KEW VIC 3101

2 1 1

Sold Price **\$620,000** Sold Date **10-Dec-24**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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