

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

6/233 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

\$350,000

&

\$385,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$835,000

Property type

Unit

Suburb

Kew

Period-from

01 Dec 2023

to

30 Nov 2024

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

11/117 VICTORIA ROAD HAWTHORN EAST VIC 3123	370500	05-Jul-24
6/162 BARKERS ROAD HAWTHORN VIC 3122	363000	12-Sep-24
5/34 ELPHIN GROVE HAWTHORN VIC 3122	360000	13-Aug-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.~~

This Statement of Information was prepared on: 06 December 2024



**11/117 VICTORIA ROAD
HAWTHORN EAST VIC 3123**

1 1 1

Sold Price **370500** Sold Date **05-Jul-24**

Distance **1.59km**

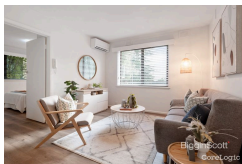


**6/162 BARKERS ROAD
HAWTHORN VIC 3122**

1 1 1

Sold Price **363000** Sold Date **12-Sep-24**

Distance **1.71km**



**5/34 ELPHIN GROVE HAWTHORN
VIC 3122**

1 1 1

Sold Price **360000** Sold Date **13-Aug-24**

Distance **1.24km**

RS = Recent sale UN = Undisclosed Sale

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