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	1/194 Cotham Road, Kew Vic 3101

Indicative selling price

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

Single price $795,000

Median sale price

Median price $704,250 Property Type Unit Suburb Kew

Period - From 01/01/2023 to 31/03/2023 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	1/231 Cotham Rd KEW 3101	$835,000	18/02/2023
2	1/1275 Burke Rd KEW 3101	$774,000	21/04/2023
3	1/761 High St KEW EAST 3102	$750,000	20/04/2023

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: 15/05/2023 09:29

1/194 Cotham Road, Kew Vic 3101

Brendan Cain
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3 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$795,000
Median Unit Price
March quarter 2023: $704,250

Comparable Properties



1/231 Cotham Rd KEW 3101 (REI/VG)

2 1 2

Price: $835,000
Method: Auction Sale
Date: 18/02/2023
Property Type: Unit

Agent Comments



1/1275 Burke Rd KEW 3101 (REI)

2 1 2

Price: $774,000
Method: Private Sale
Date: 21/04/2023
Property Type: Apartment
Land Size: 111 sqm approx

Agent Comments



1/761 High St KEW EAST 3102 (REI)

2 1 1

Price: $750,000
Method: Private Sale
Date: 20/04/2023
Property Type: Unit

Agent Comments

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