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	203/140 Cotham Road, Kew Vic 3101

Indicative selling price

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

Single price $475,000

Median sale price

Median price $681,750 Property Type Unit Suburb Kew

Period - From 23/10/2022 to 22/10/2023 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	204/140 Cotham Rd KEW 3101	$495,000	15/06/2023
2	404/121 Power St HAWTHORN 3122	$485,000	25/08/2023
3	601/10 Lilydale Gr HAWTHORN EAST 3123	$470,000	25/09/2023

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: 23/10/2023 13:45

203/140 Cotham Road, Kew Vic 3101



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$475,000
Median Unit Price
23/10/2022 - 22/10/2023: $681,750

Comparable Properties



204/140 Cotham Rd KEW 3101 (REI/VG)

2 1 1

Price: $495,000
Method: Private Sale
Date: 15/06/2023
Property Type: Apartment

Agent Comments

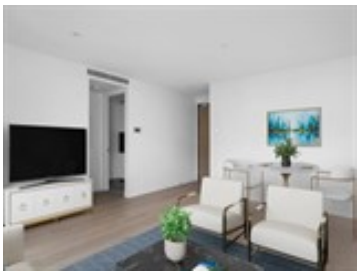


404/121 Power St HAWTHORN 3122 (REI/VG)

2 1 1

Price: $485,000
Method: Private Sale
Date: 25/08/2023
Property Type: Apartment

Agent Comments



601/10 Lilydale Gr HAWTHORN EAST 3123 (REI)

1 2 1

Price: $470,000
Method: Private Sale
Date: 25/09/2023
Property Type: Apartment

Agent Comments

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017

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