

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	105/369 Cotham Road, Kew, VIC 3101
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Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price	\$1,649,000	or range between		&	
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Median sale price

Median price	\$ 781,000	Property type	Unit	Suburb	Kew
Period - From	04/09/2023	to	03/09/2024	Source	pdol

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	105/ 369 High St, Kew Vic	\$1,465,000	06/05/2024
2	202/ 4 Barenys Ct, Kew Vic	\$1,600,000	11/04/2024
3	104/ 7 Cherry Rd, Balwyn Vic	\$1,500,000	27/03/2024

This Statement of Information was prepared on: 04/09/2024

