

## 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

200 Cotham Road Kew VIC 3101

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$2,126,900

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$2,006,000

Property type

House

Suburb

Kew

Period-from

01 Mar 2019

to

29 Feb 2020

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

29 Fitzwilliam Street Kew VIC 3101	\$2,740,000	02-Dec-19
4A Condor Street Hawthorn East VIC 3123	\$2,260,000	16-Nov-19
7 Ellesmore Court Kew VIC 3101	\$1,545,000	20-Sep-19

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: 10 March 2020



**29 Fitzwilliam Street Kew VIC 3101** Sold Price <sup>RS</sup> **\$2,740,000** Sold Date **02-Dec-19**

3 2 2

Distance **0.51km**



**4A Condor Street Hawthorn East VIC 3123** Sold Price **\$2,260,000** Sold Date **16-Nov-19**

3 2 2

Distance **1.25km**



**7 Ellesmore Court Kew VIC 3101** Sold Price **\$1,545,000** Sold Date **20-Sep-19**

3 2 2

Distance **1.36km**

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

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